

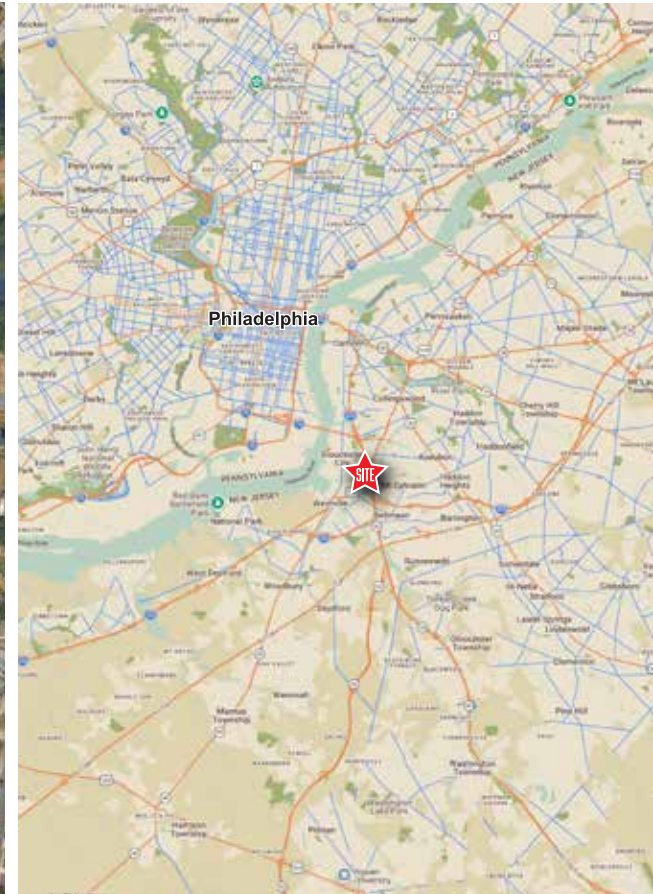
81,212 SF PRIME COMMERCIAL LAND | FOR LEASE

Route 130 & Market St. | Gloucester City NJ 08030 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



Near By:

ROYAL FARMS

Wawa



DOLLAR TREE

**81,212 SF
Ground Floor**

**1.86 ACRE
Parcel Size**

**IMMEDIATE
Availability**

PROPERTY INFORMATION

- 1.86 acres at signalized intersection in densely populated trade area
- Regionally located close to I-76, I-676, I-295, and Route 42
- Excellent visibility and access from Crescent Blvd. (Rt. 130 SW), and Market St. with excellent traffic counts
- Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, and Medical/Dental Uses
- Zoned Highway Commercial HC

Demographics	1 Mile	3 Miles	5 Miles
Population	15,423	110,735	419,716
Average HH Income	\$94,678	\$109,743	\$123,390
Total Businesses	341	3,446	15,500
Number of Employees	2,715	66,426	206,278
Traffic Counts Market St.: 7,997 VPD • Rt. 130.: 23,658 VPD			

Data Source: Sites USA REGIS™ 2026

FOR MORE INFORMATION
PLEASE CONTACT:

STEVEN DEPETRIS 856-231-1010 x203
SDEPETRIS@LPRE.COM 609-760-2543 CELL

DAVID DEPETRIS 610-941-4034 x107
DDEPETRIS@LPRE.COM 856-912-1165 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081026

81,212 SF PRIME COMMERCIAL LAND | FOR LEASE

Route 130 & Market St. | Gloucester City NJ 08030 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE AERIAL

**1.86 ACRE
PRIME COMMERCIAL LAND**

Proposed
Ingress/Egress
Market St.: 7,997 VPD

Proposed
Ingress/Egress

Crescent Blvd. Rt. 130 SW: 23,658 VPD

ROYAL FARMS



81,212 SF PRIME COMMERCIAL LAND | FOR LEASE

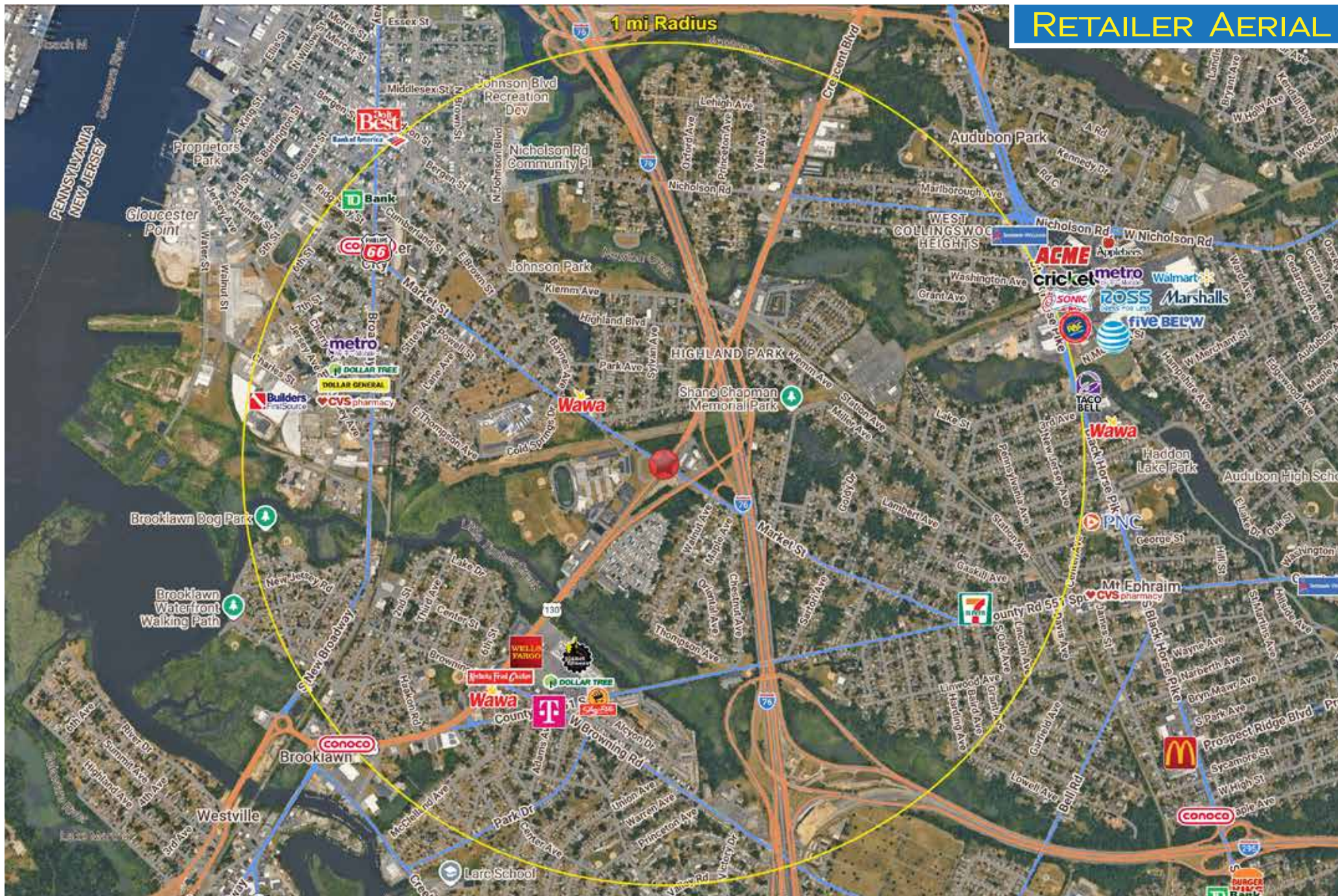
Route 130 & Market St. | Gloucester City NJ 08030 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAILER AERIAL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

81,212 SF PRIME COMMERCIAL LAND | FOR LEASE

Route 130 & Market St. | Gloucester City NJ 08030 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2026)	15,423	110,735	419,716
Projected Population (2031)	15,408	110,961	417,985
Projected Annual Growth (2026 to 2031)	-0.1%	0.1%	0.1%

Households & Growth

Households (2026)	6,032	45,240	174,458
Projected HH (2031)	6,057	45,664	173,751
HH Growth with Children (2026 to 2031)	29.8%	30.2%	27.8%

Income

Average HH Income (Est. 2026)	\$94,678	\$109,743	\$123,390
Median HH Income (2026)	\$76,586	\$88,040	\$92,863

Daytime Population

Total Businesses (2026)	341	3,446	15,500
Number of Employees (2026)	2,715	66,426	206,278

Education

High School Graduate	40.6%	33.4%	27.4%
Some College	17.6%	17.2%	14.5%
Bachelor Degree	17.3%	20.6%	23.5%
Graduate	7.6%	12.0%	16.8%

Traffic Counts:

Market St.: 7,997 VPD • Rt. 130.: 23,658 VPD
Data Source: Sites USA REGIS™ 2026

KEY DEMO DATA & MAP

