

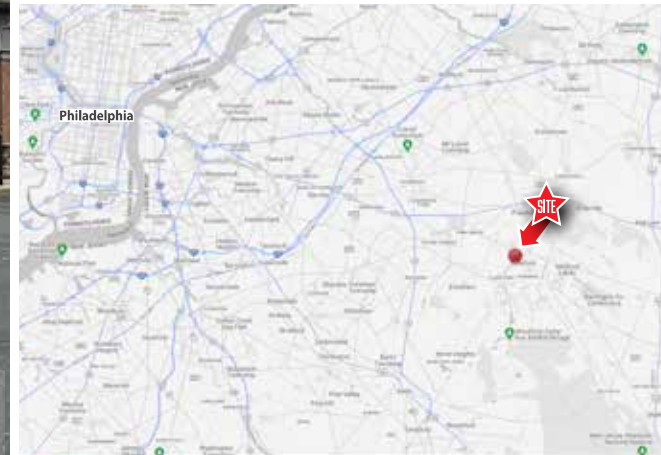
# 11,115 SF FREE-STANDING RETAIL BLDG | FOR SALE

The Village at Taunton Forge | 200 Tuckerton Road | Medford, NJ 08055 | Burlington County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN **GROCERY OUTLET** *Discount Market*



**DOLLAR TREE**

TAUNTON FORGE **LIQUORS**  
WINE • BEER • SPIRITS

**ANYTIME FITNESS**

**BREAKTHRU**  
PHYSICAL THERAPY & FITNESS

**11,115 SF**  
Ground Floor

**+/- 1 ACRE**  
Parcel Size

**IMMEDIATE**  
Availability

**SALE**  
Upon Request

## PROPERTY INFORMATION

- Free-Standing, former Rite-Aid with drive thru, constructed in 2017
- Ingress/egress available on both Tuckerton Rd. and Taunton Blvd.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township Redevelopment Zone
- 2023 Real Estate Taxes: \$81,622/SF (\$7.32 SF)

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

\*Data Source: Sites USA REGIS™ 2023

AGENTS/  
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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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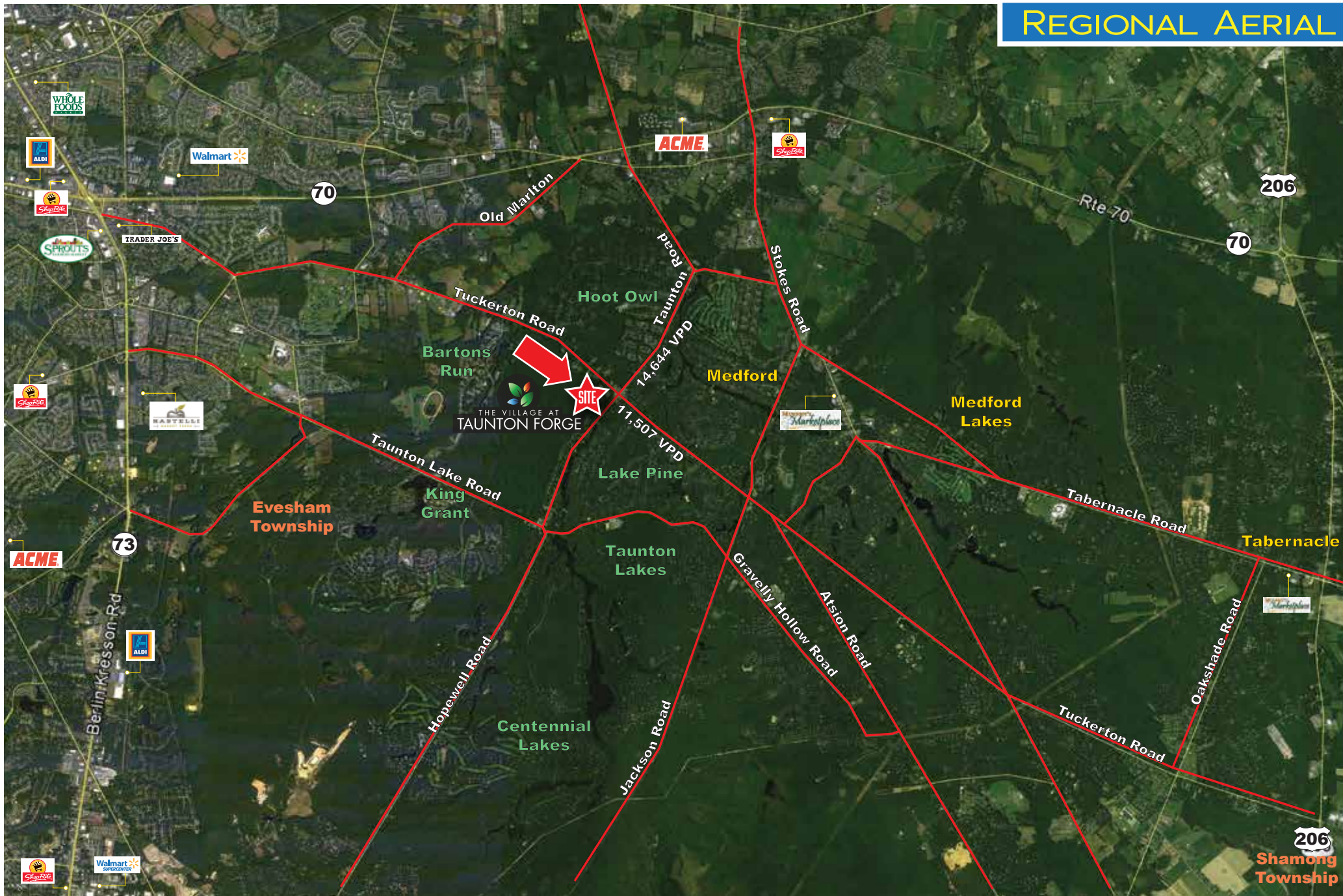
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## REGIONAL AERIAL



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## SITE PLAN



### THE VILLAGE AT TAUNTON FORGE

#### Building TENANT LIST

A	1/3 Tacos El Tio (5,020 SF)
B	4 Brain Freeze Ice Cream (978 SF)
B	5 Bella Nails & Spa (1,488 SF)
B	6 Premier Eye Associates (1,226 SF)
B	7 7A AVAILABLE (1,244 SF) 7B AVAILABLE (642 SF)
D	8 U Sushi Asian Rest. (2,511 SF)
D	9/10 Virtua Medical Center (2,452 SF)
D	11 AVAILABLE (2,000 SF)
D	12/16 Dollar Tree (11,241 SF)
D	17 Breakthru Fitness (6,000 SF)
D	18 Dory's Mediterranean Grill (2,550 SF)
D	19 Available (660 SF)
D	20 Capt'n Chucky's Crabcake Co. (1,230 SF)
D	21 One Power Yoga (800 SF)
D	22 Lake Pine Cleaners (1,420 SF)
C	23 Illiano's Restaurant (3,600 SF)
E	24 AVAILABLE (2,487 SF)
E	24A PROPOSED ADDITION (2,513 SF)
F	25 Roast Coffee (800 SF)
F	26 Anytime Fitness (8,840 SF)
F	27 Taunton Forge Liquors (7,128 SF)
F	28 Grocery Outlet (19,421 SF)
F	PE1 Potential Expansion 1 (12,000 SF)
F	PE2 Potential Expansion 2 (4,542 SF)
OP1	OP1 Available (11,115 SF)
OP2	OP2 Proposed Bank w/ Drive-Thru
OP3	A Proposed Retail (2,000 SF)
OP3	B Proposed Retail (1,600 SF)

Leased by:

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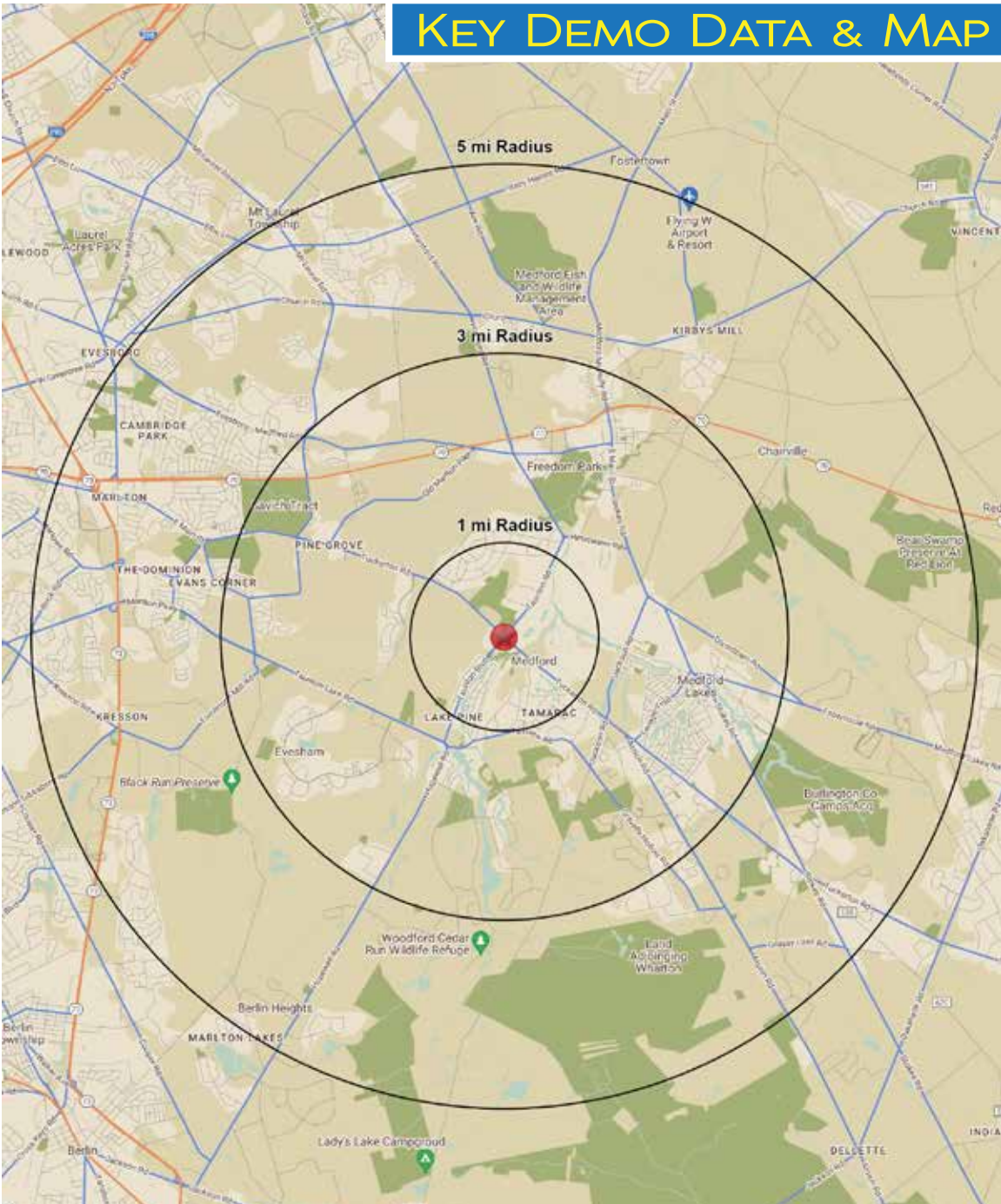
DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	4,713	35,130	83,799
Projected Population (2028)	4,534	34,416	85,597
Projected Annual Growth (2023 to 2028)	-0.8%	-0.4%	0.4%
Daytime Population			
Total Businesses (2023)	100	1,208	2,678
Number of Employees (2023)	471	10,486	28,167
Income			
Average HH Income (Est. 2023)	\$213,995	\$184,533	\$196,876
Median HH Income (2023)	\$161,840	\$142,223	\$146,014
Households & Growth			
Households	1,706	13,661	31,921
Projected HH (2028)	1,631	13,326	32,479
HH Growth with Children (2023 to 2028)	47.4%	42.0%	39.8%
Education			
High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP





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## SITE PHOTOS



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