

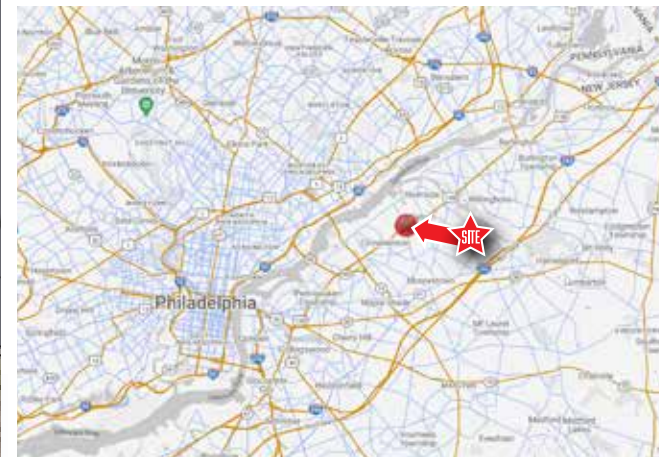
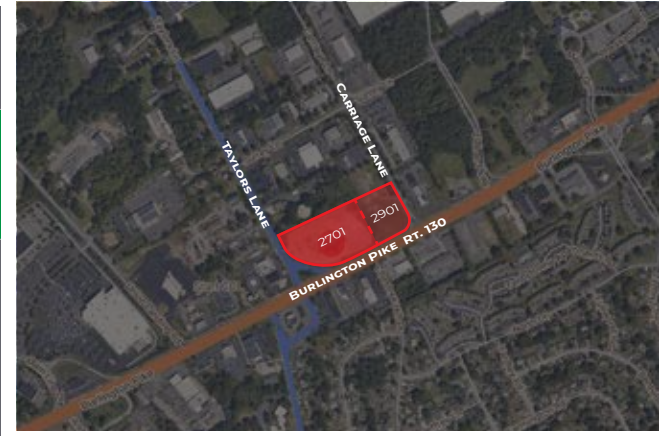
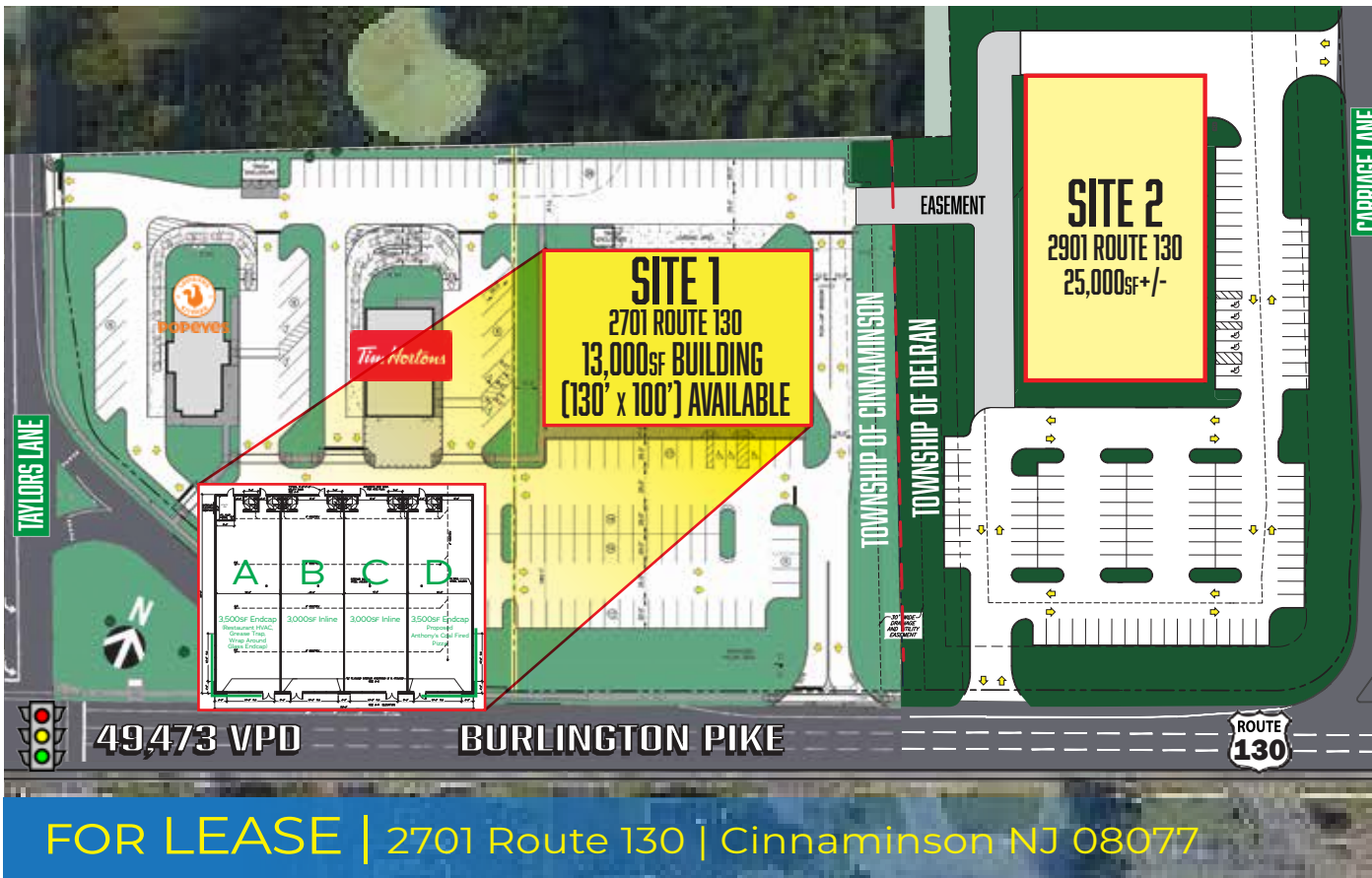
13,000sf & 25,000sf RETAIL/MEDICAL PADS | FOR LEASE

2701 & 2901 Route 130 | Cinnaminson/Delran NJ 08077 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 2701 Route 130 | Cinnaminson NJ 08077

**13,000SF &
24,000SF
Ground Floor**

**130'x100' &
3.4 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**RENT
Upon Request**

PROPERTY INFORMATION

Site 1: 2701 Route 130 - 13,000sf Retail

(2) 3,500sf Endcap Restaurant HVAC Grease Trap, Wrap Around Glass

(2) 3,000sf Inline Ideal for retail, restaurants, or medical

Located at signalized intersection at Route 130 & Taylor's Lane

Densely populated residential and daytime employment in the trade area Route 130 is a major commercial corridor

Site 2: 2901 Route 130 - 3.84 acres can accommodate a building

Approx. 25,000sf+/-

Demographics	1 Mile	3 Miles	5 Miles
Population	10,151	65,097	261,095
Average HH Income	\$120,203	\$153,103	\$126,713
Total Businesses	458	2,080	9,169
Number of Employees	5,623	27,400	107,550

Traffic Counts Intersection of Route 130 & Taylors Lane:
49,473 VPD

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION: STEVEN DEPETRIS
PLEASE CONTACT: 856-231-1010 x203
609-760-2543 CELL
SDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | 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. 052324

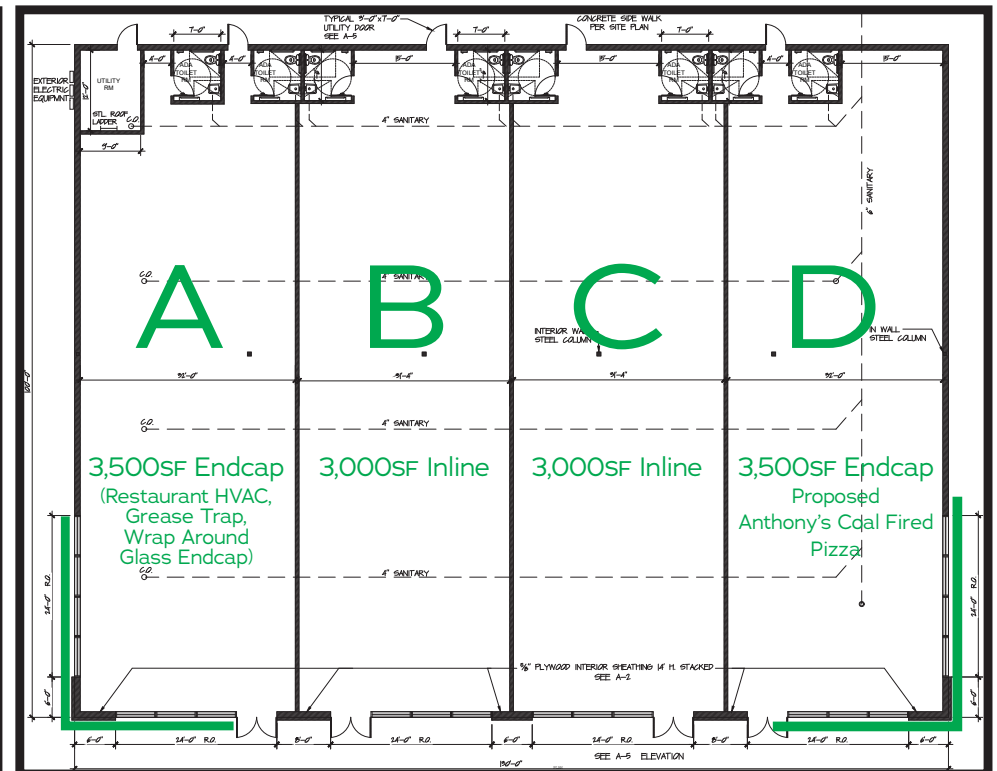
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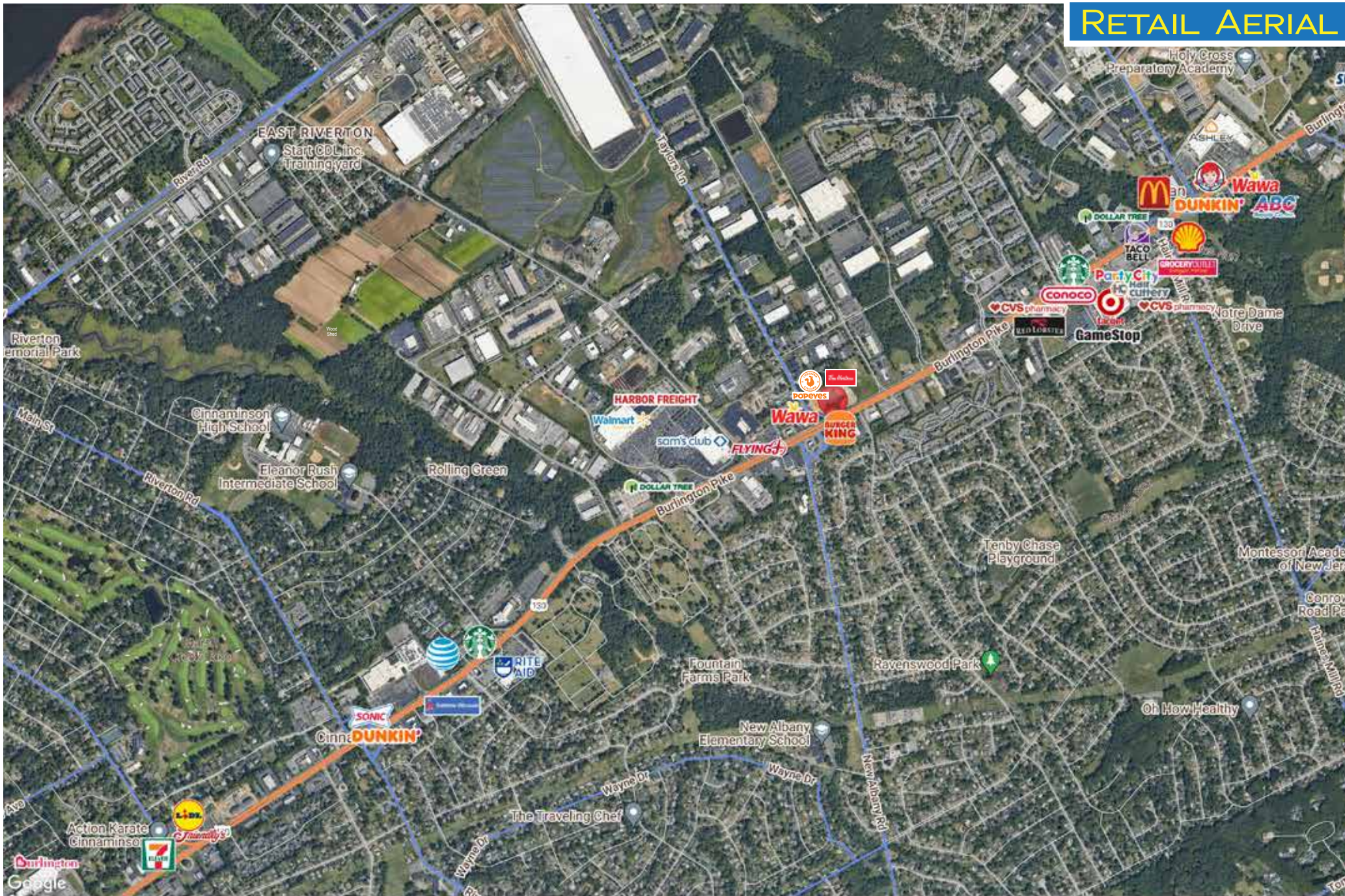
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RETAIL AERIAL



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LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	10,151	65,097	261,095
Projected Population (2028)	11,146	65,124	247,013
Projected Annual Growth (2023 to 2028)	2.0%	0%	-1.1%
Daytime Population			
Total Businesses (2023)	458	2,080	9,169
Number of Employees (2023)	5,623	27,400	107,550
Income			
Average HH Income (Est. 2023)	\$120,203	\$153,103	\$126,713
Median HH Income (2023)	\$98,385	\$116,503	\$90,369
Households & Growth			
Households	4,162	24,184	101,582
Projected HH (2028)	4,710	24,213	97,133
HH Growth with Children (2023 to 2028)	38.4%	28.7%	29.1%
Education			
High School Graduate	25.4%	26.9%	32.7%
Some College	13.2%	15.4%	16.9%
Bachelor Degree	32.5%	27.3%	20.5%
Graduate	14.4%	16.0%	12.7%

Traffic Counts:

Intersection of Route 130 & Taylors Lane: 49,473 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

