

RESTAURANT PAD AND RETAIL SPACES FOR LEASE

2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER



KEN RICHARDSON
Vice President/Partner
T: 856.797.1919 x108
C: 609.346.0512
E: Ken.Richardson@VantageRES.com

JOHN DOSS
Sr. Advisor
T: 856.797.1919 x104
C: 856.473.8615
E: John.Doss@VantageRES.com

www.VantageRES.com

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Offering Summary

Pad Site: +/- 4,500 SF Available

Sale Price: \$1,000,000

Lease Rate: \$14/SF NNN

Available SF: +/- 1,200 SF

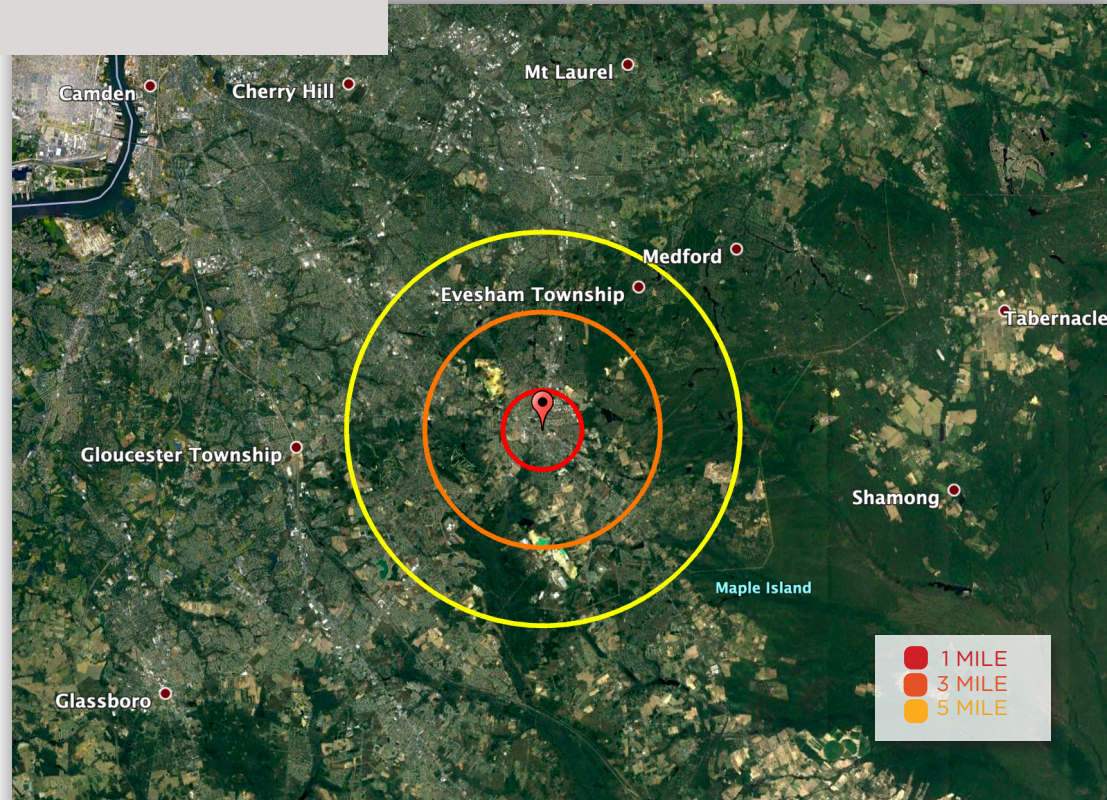
Lease Rate: \$12 - \$14 / SF NNN

Signage: Facade and pylon signage

Parking: 123 surface spaces; 3,30/1,000 SF

Property/Area Highlights

- + Bloom Circle Shopping Center is located in the heart of the Berlin retail corridor along heavily traveled Route 73. Two prime end caps and a pad site available
- + Pylon signage is available for the pad site, increasing visibility. A diverse roster of co-tenants include Ollie Gator's Pub, Brazilian Jiu Jitsu, Circle Chinese Restaurant, Mode E Vape Lounge and PN Nails & Spa
- + The center is well situated between Philadelphia and Atlantic City and is surrounded by densely populated residential communities and is only minutes from the Atlantic City Expressway and White Horse Pike



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	6,931	41,048	124,102
EST. HOUSEHOLDS:	2,546	14,814	47,009
AVG. HOUSEHOLD INCOME:	\$89,816	\$98,988	\$97,881

TRAFFIC COUNT (RT 73): 20,509 VPD



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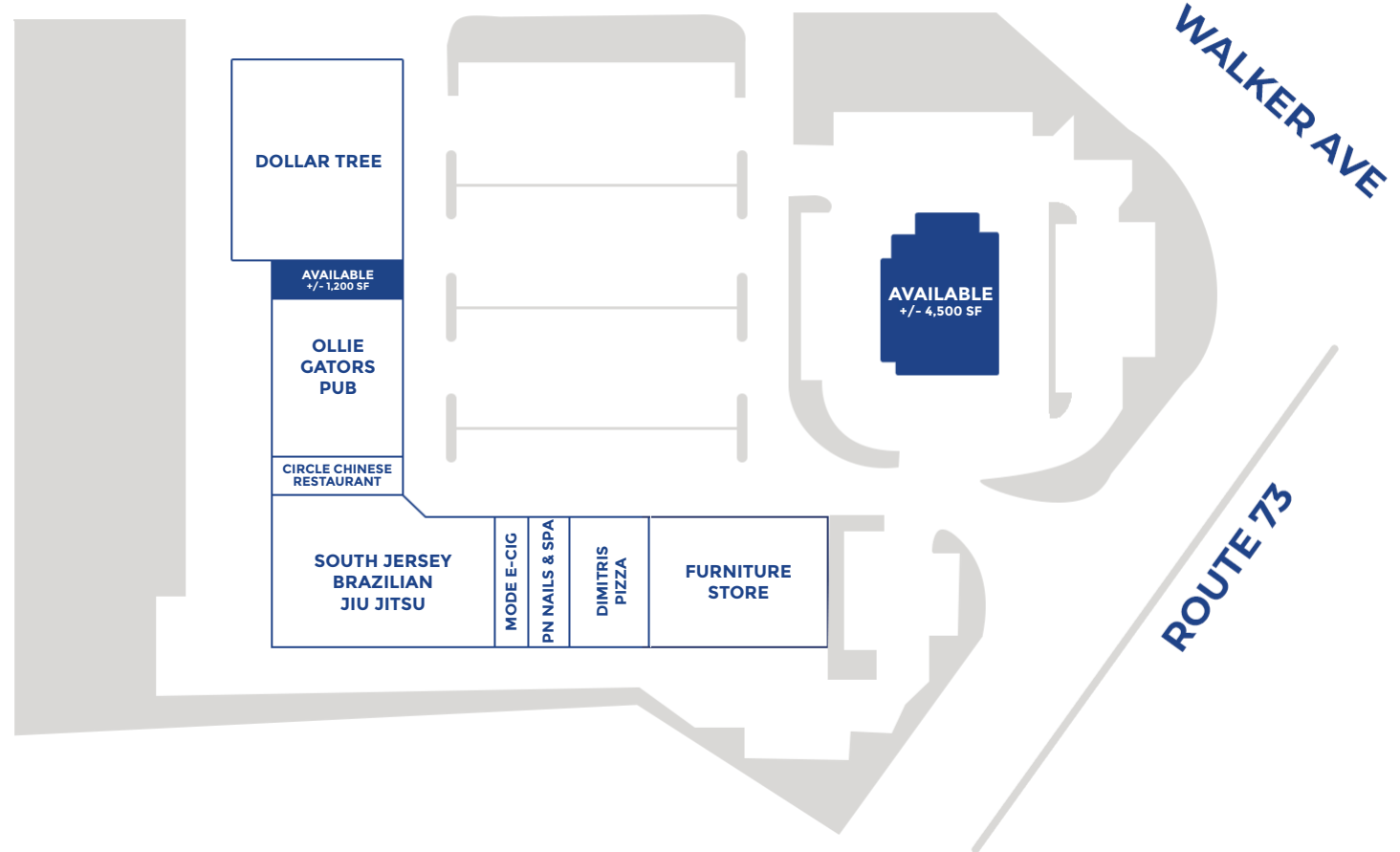
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BLOOM CIRCLE SHOPPING CENTER

BERLIN - CROSS KEYS ROAD

SITE PLAN

WRIGHT AVENUE



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