

RESTAURANT PAD SITE FOR SALE

2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER



KEN RICHARDSON

Vice President
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

DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

RESTAURANT PAD SITE FOR SALE

2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER

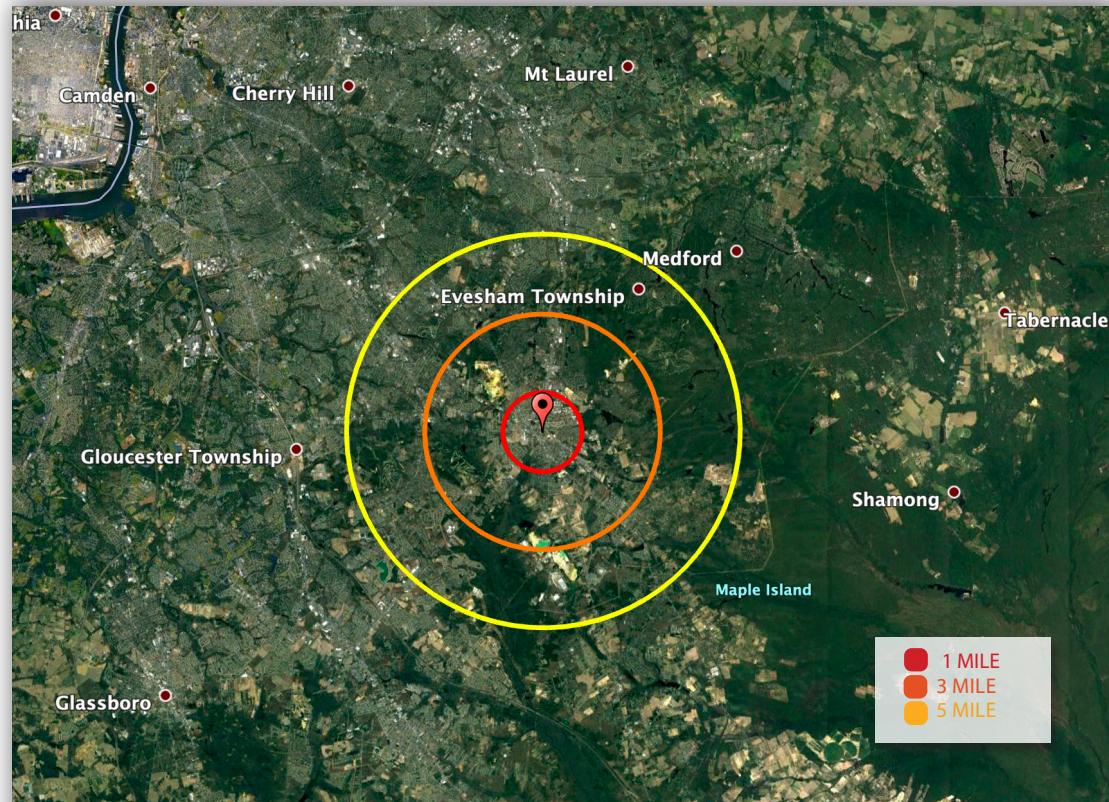
Offering Summary

Pad Site: +/- 4,500 SF Available
Sale Price: \$1,000,000

Signage: Facade and pylon signage

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



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

www.VantageRES.com

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

| Follow Us:

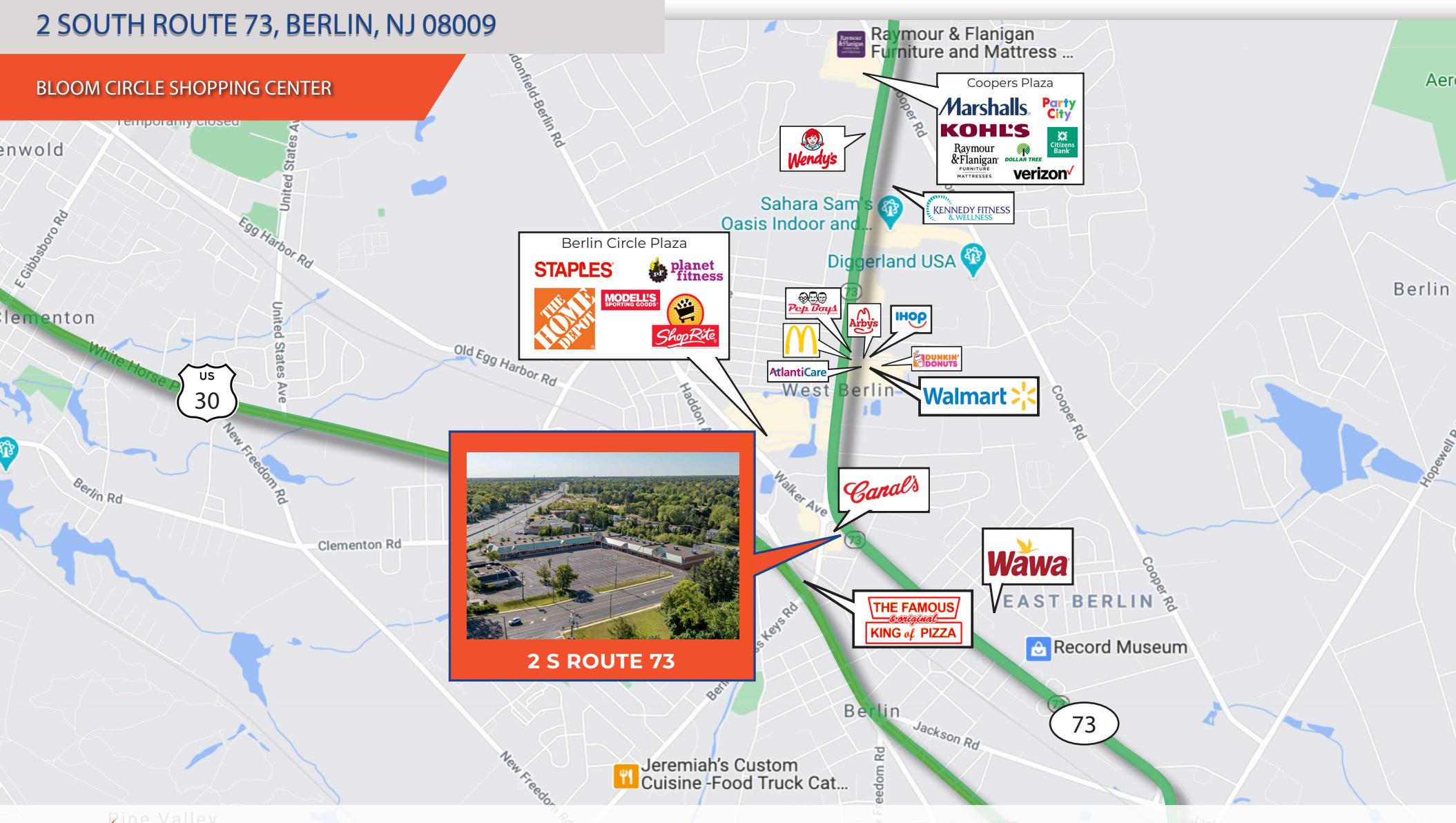
DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

RESTAURANT PAD SITE FOR SALE

2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER



2 S ROUTE 73

KEN RICHARDSON

Vice President
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

DISCLAIMER

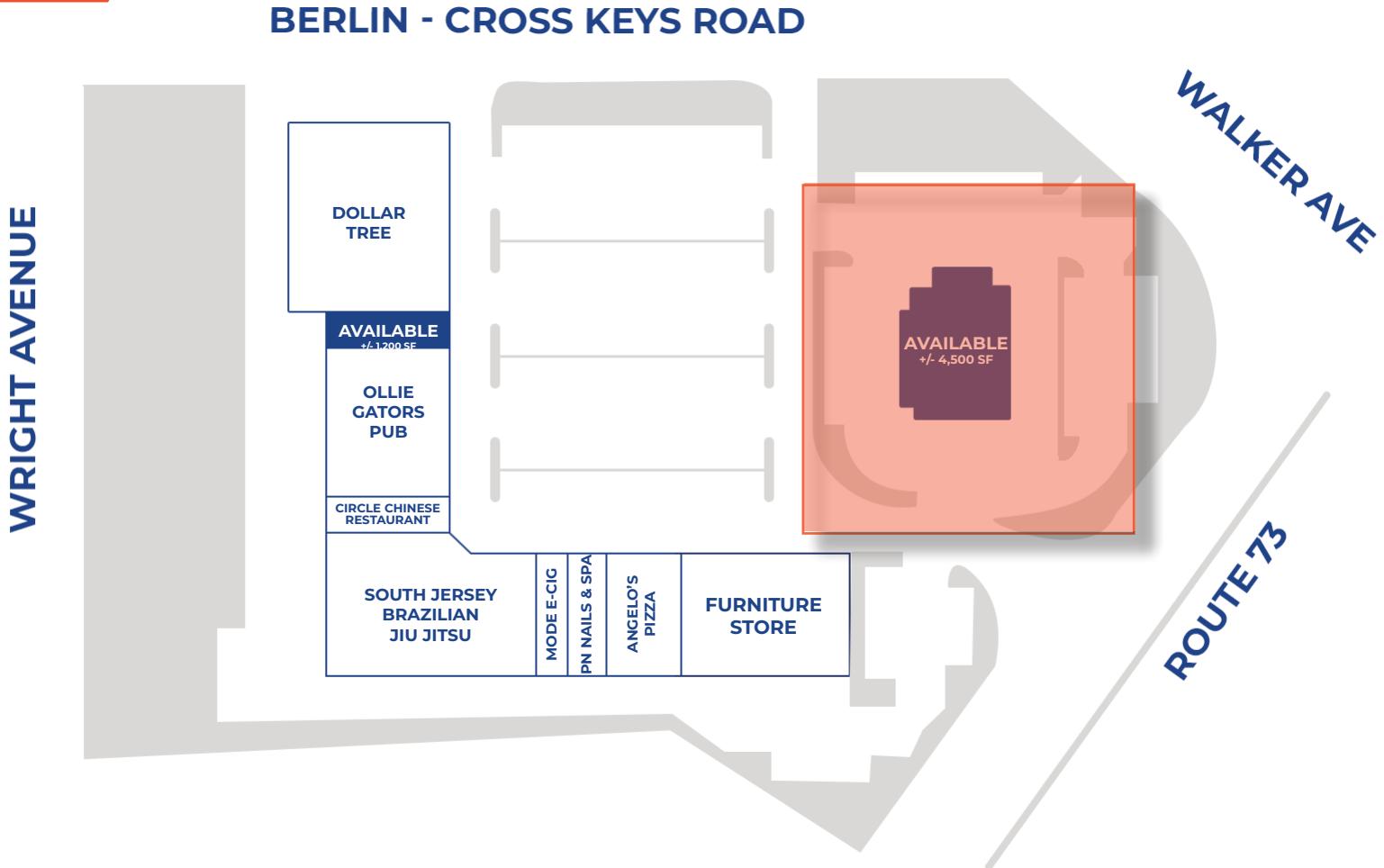
The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

RESTAURANT PAD SITE FOR SALE

2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER

SITE PLAN



KEN RICHARDSON
Vice President
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 | Follow Us:

DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.