

FORMER BANK OF AMERICA

FOR LEASE 10 JULIUSTOWN ROAD | BROWNS MILLS, NJ 08015

±2,500 SF FREE STANDING
BUILDING WITH DRIVE THRU

VIEW PROPERTY 



HIGHLIGHTS

- ±2,500 SF Former Bank Building with Drive Thru (No Banking Restrictions)
- 38 Car Parking on .87 Acres
- Zoned: TC-Town Center
- Trade Area is the shopping destination for the Joint Military Base (Fort Dix) 48,000 active military members

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	6,175	18,047	32,435	47,580
AVERAGE HH INCOME	\$90,373	\$104,599	\$109,154	\$110,852
DAYTIME EMPLOYEES	2,281	2,805	4,858	7,533

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2025 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

 **Soloff Realty & Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

 **ICSC**
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT
DAVID M. DUNKELMAN
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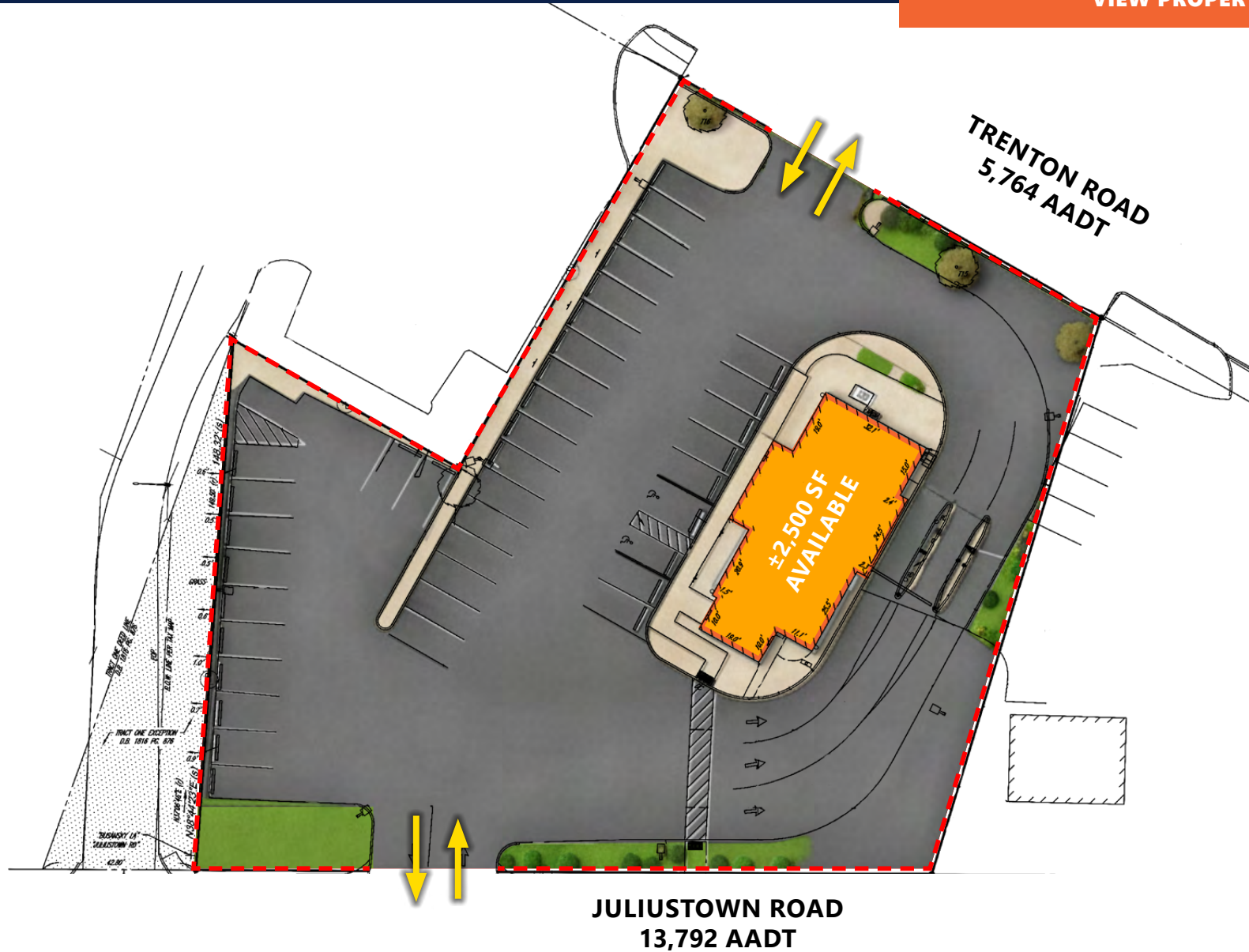
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SITE PLAN

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BIRDS EYE AERIAL

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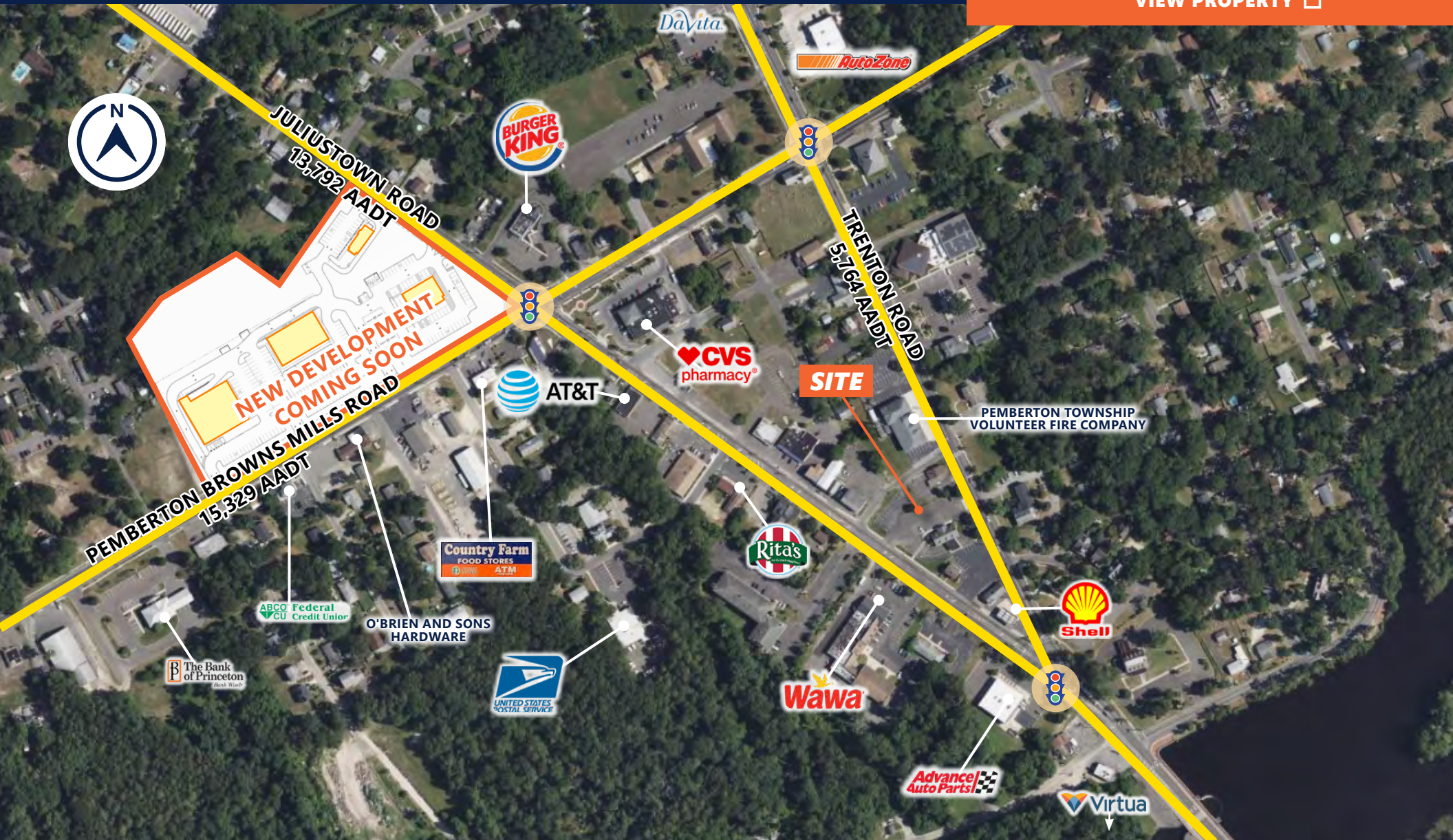
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LOW AERIAL

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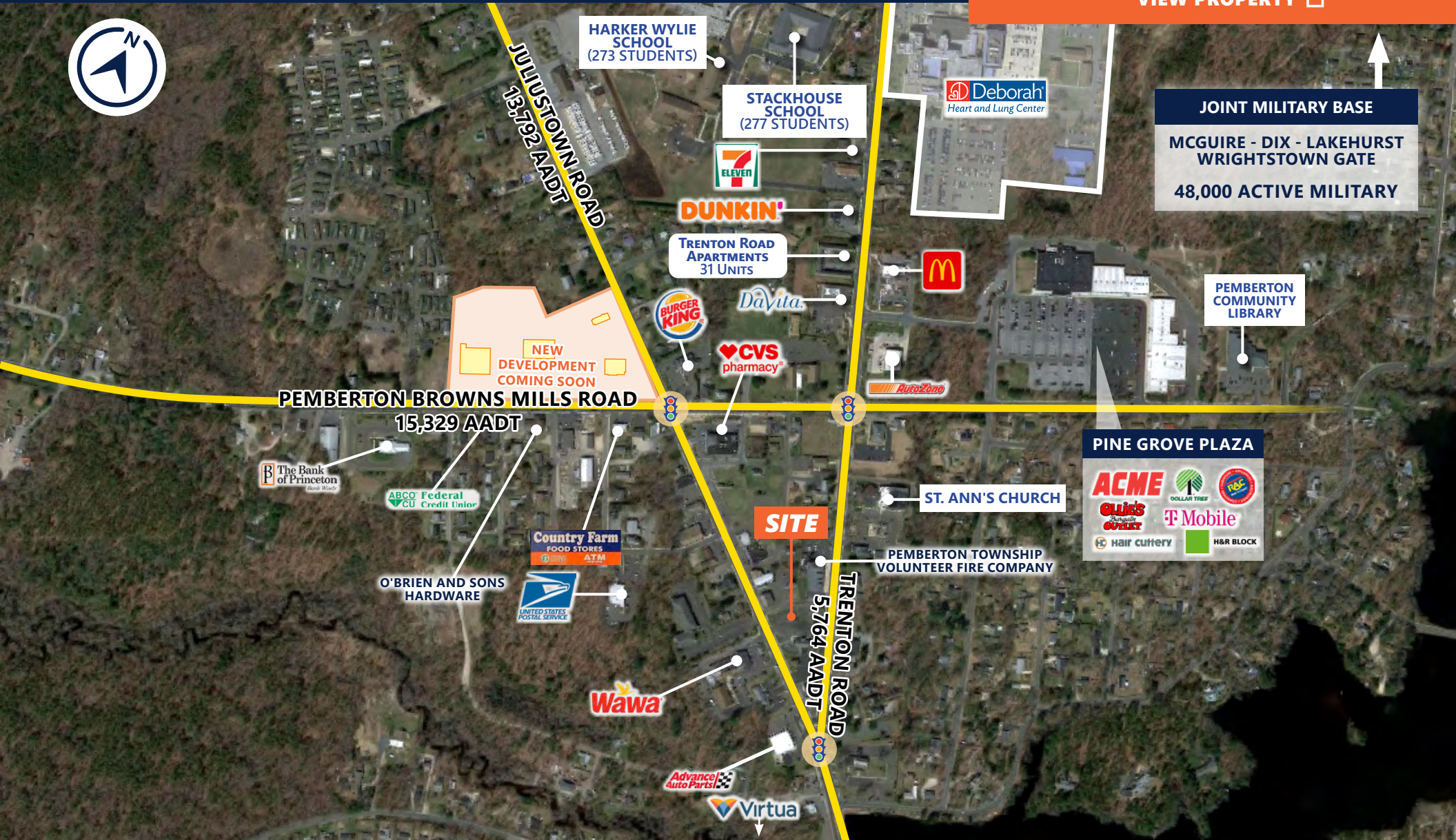
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HIGH AERIAL

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