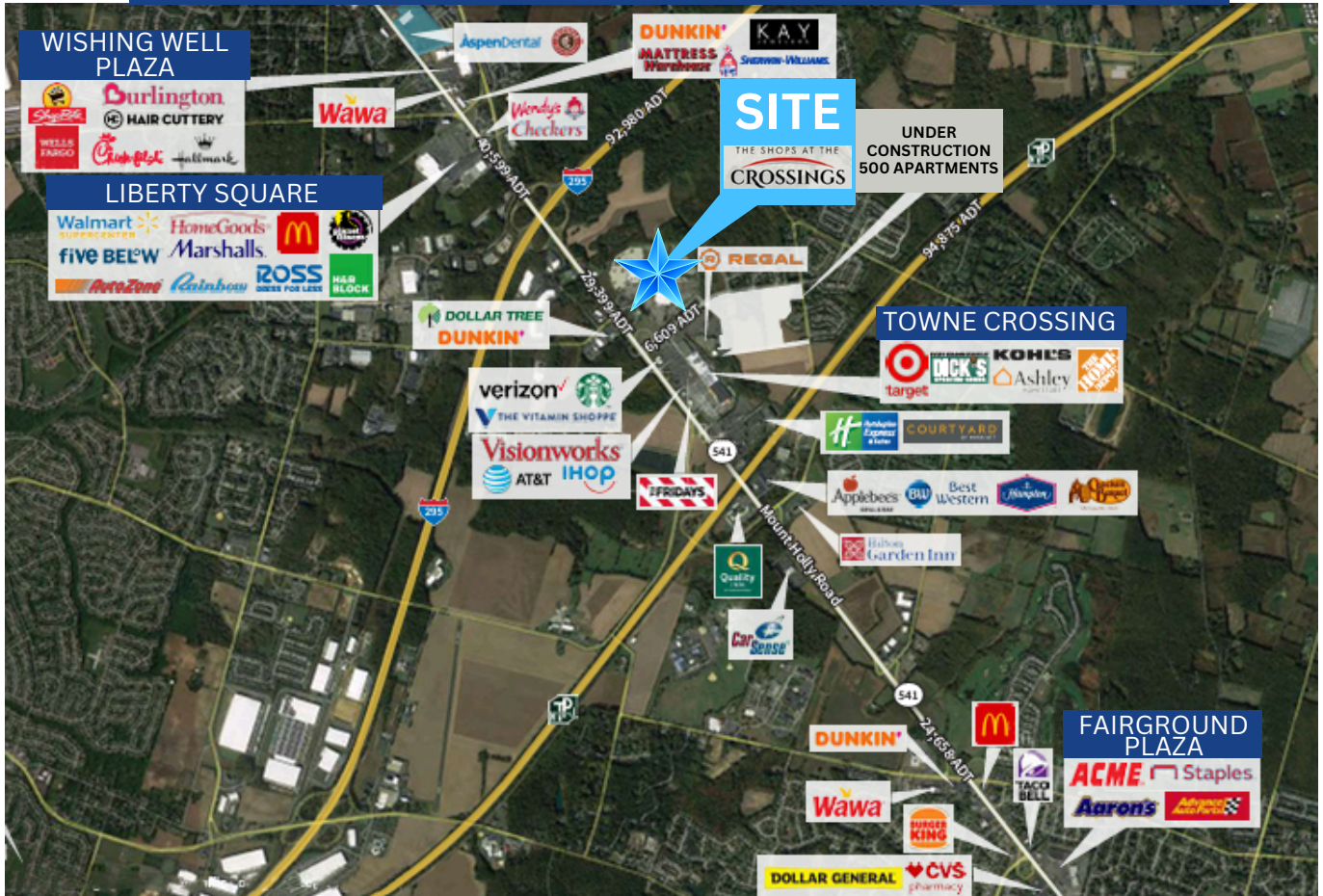


PROMINENT PAD SITE DEVELOPMENT OPPORTUNITIES FOR RETAIL & MEDICAL

THE SHOPS AT THE CROSSINGS | BURLINGTON, NJ



ABOUT THE DEVELOPMENT

The Shops at the Crossings is a premier retail and medical destination nestled in the heart of Burlington County. Spanning across approximately 40 acres, it offers unparalleled opportunities for retail or healthcare facilities, whether through ground lease or build-to-suit options.

With preliminary pad site approvals already secured, The Shops at the Crossings is actively seeking anchor and junior anchor tenants across various sectors including: grocers, entertainment, apparel, fitness, medical, daycare and more.

The Shops at the Crossings boasts a prime location surrounded by renowned national tenants like Target, Home Depot, Dick's, ShopRite, Burlington Coat Factory, and beyond.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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Wolf Commercial Real Estate
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PROPERTY FEATURES

- +/- 40 acres for retail or medical
- Ground Lease or Build-to-Suit
- Preliminary site plan approvals obtained
- Join National Tenants:
 - Raising Canes, Sleep Number, Panera Bread, Freddy's Frozen Custard currently open
 - Discount Tire and Home2Suites and Tru by Hilton starting construction this year
- Redevelopment of Burlington Mall for distribution, retail, hospitality, restaurant, etc.

PROPERTY DETAILS

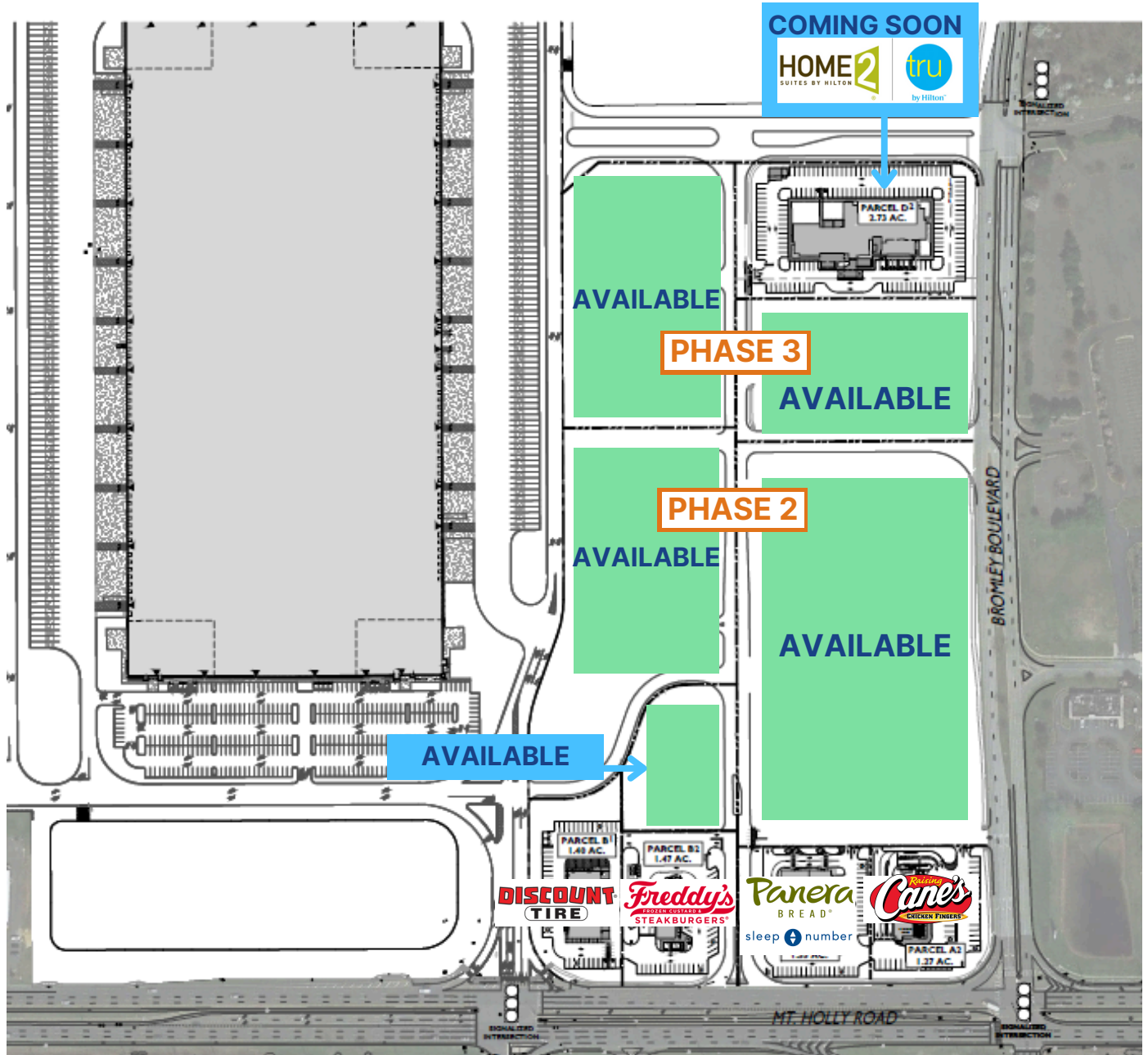
- Seeking anchor & junior anchors:
 - Grocers, Entertainment, Apparel, Fitness, Medical, Dental, Daycare, etc.
- Multiple ingress/egress points from Bromley Boulevard
- Easy access to I-295 & NJ Turnpike
- Surrounded by national tenants:
 - Target, Home Depot, Starbucks, Walmart, Kohl's, ShopRite

**DRONE
VIDEO**



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CONCEPT PLAN



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AREA OVERVIEW - NEIGHBORING RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,547	43,195	134,021
AV. HH INCOME	\$133,765	\$114,512	\$107,050
HOUSEHOLDS	543	15,230	49,551

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