

# MSC



251 N BROADWAY | PENNSVILLE, NJ

## THE SHOPS AT PENNSVILLE CENTER

±2,500 - 4,900 SF AVAILABLE FOR LEASE

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PENNSVILLE, NJ

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## JOIN THESE TENANTS

Optum

ACME

 **NovaCare**  
REHABILITATION  
a Select Medical company

**HARBOR FREIGHT  
TOOLS**

verizon

 **DOLLAR TREE**



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- Acme-anchored shopping center with GLA of 171,970 SF
- Located just south of I-295 (94,330 AADT) at the signalized intersection of N Broadway/NJ-49 (15,510 AADT) providing exceptional visibility
- Pad site, in-line and junior anchor space available for variety of uses such as salon, boutique fitness, dental, office/medical, food, etc.
- 283+ unit residential development adjacent to shopping center planned for 2024 delivery

**FIND OUT MORE:**   
<http://shopsatpennsville.com/>

## DEMOGRAPHICS



**EST. POPULATION**  
1 mi 3,481 | 3 mi 17,485 | 5 mi 58,190



**EST. TOTAL EMPLOYEES**  
1 mi 1,065 | 3 mi 6,754 | 5 mi 35,230



**EST. AVG HH INCOME**  
1 mi \$92,801 | 3 mi \$85,552 | 5 mi \$75,365



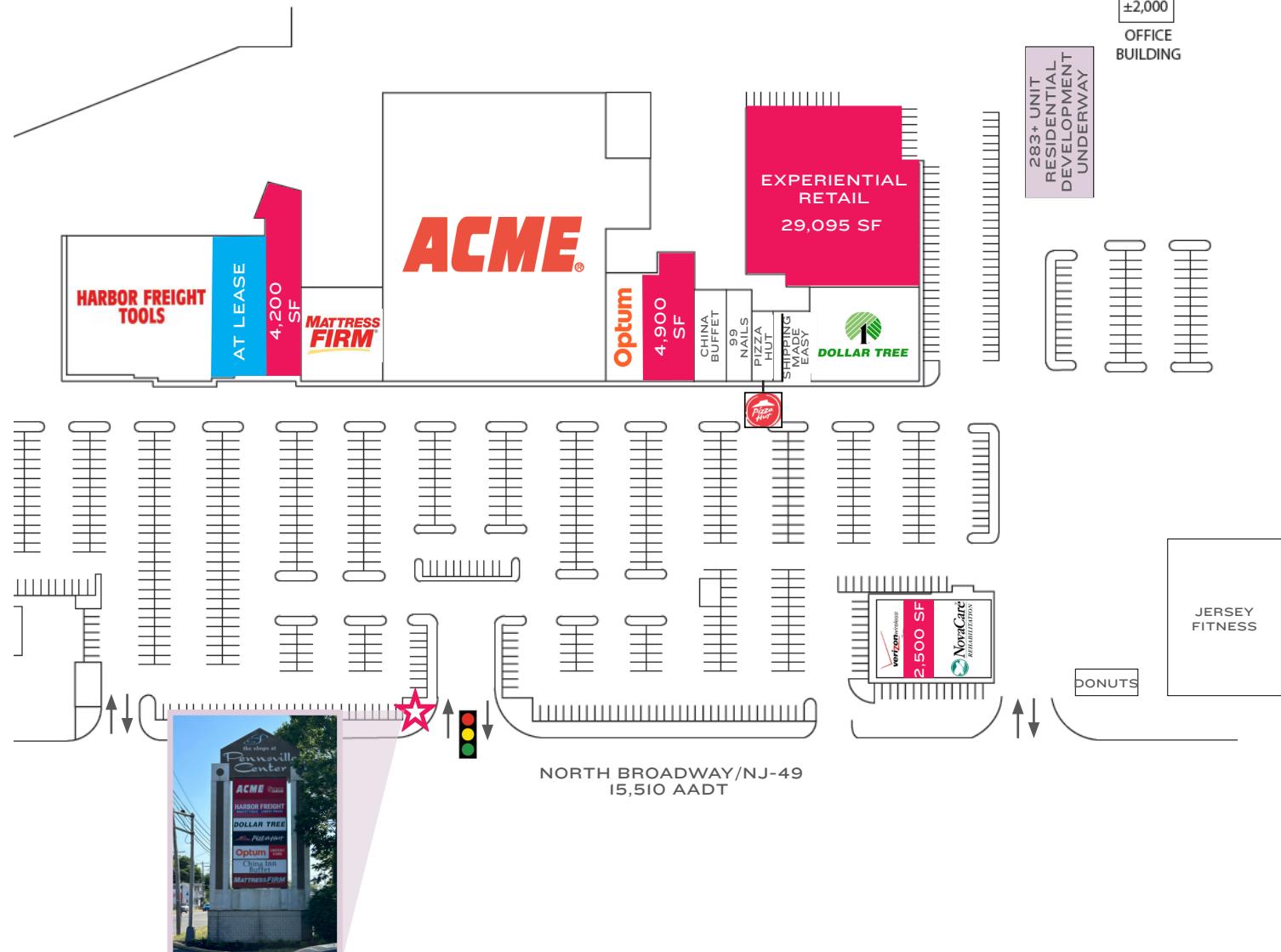
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TENANT	SF
Acme	70,850
Just Signed: Harbor Freight Tools	18,000
At Lease	9,800
Vacant	29,095
Dollar Tree	8,125
Mattress Firm	6,400
Vacant	4,900
Optum Urgent Care	4,400
Vacant	4,200
New China Inn Buffet	3,200
Shipping Made Easy	2,700
Verizon Wireless	2,500
Vacant	2,500
Nova Care	2,000
Pizza Hut	1,800
99's Nails	1,600



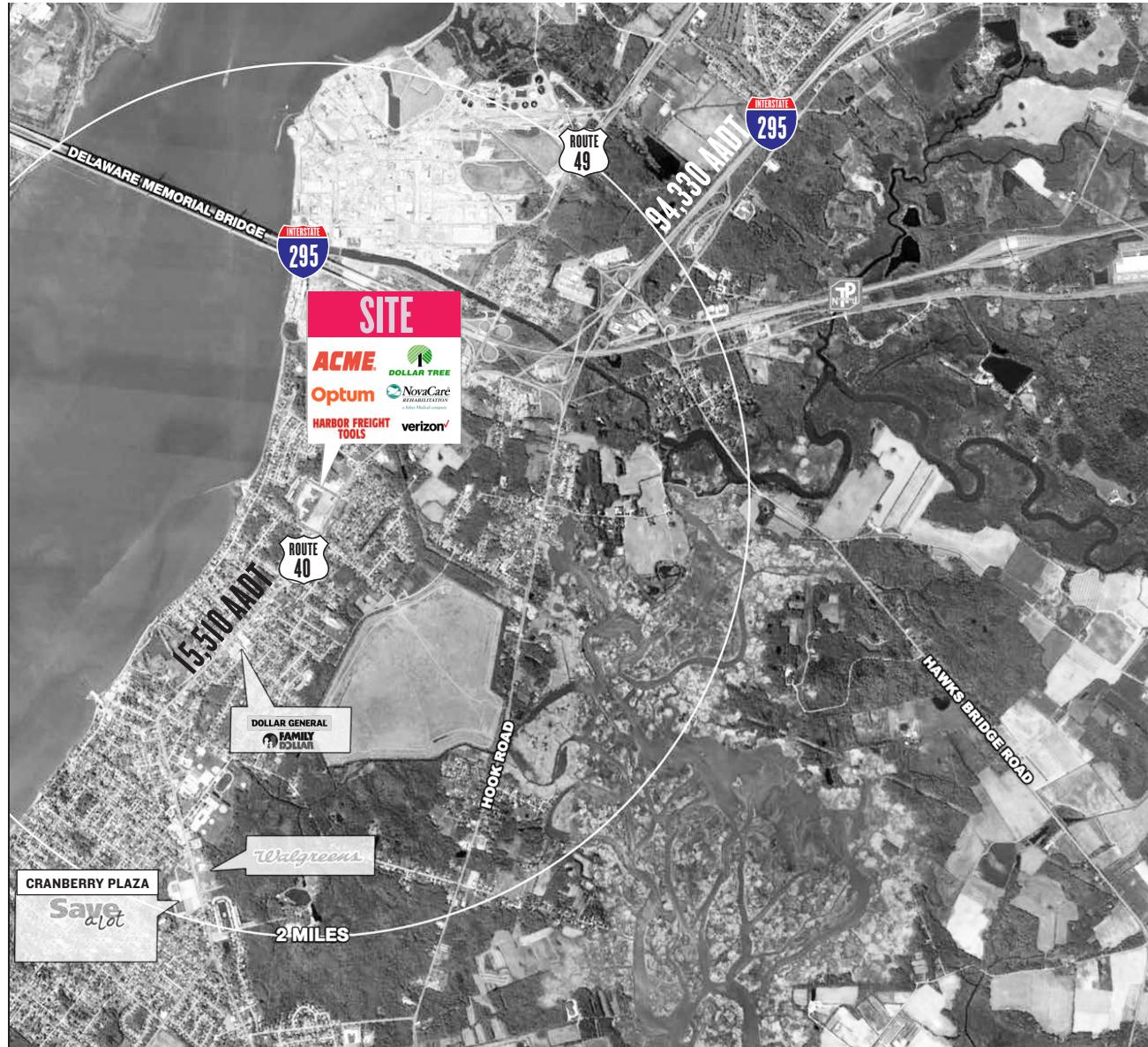


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