

1351 ROUTE 38

Hainesport, NJ 08036

 FOR LEASE

 RETAIL

 2 UNITS AVAILABLE



PROPERTY DESCRIPTION

Units A1 And B4 available for lease @ \$12.00 PSF/year plus CAM \$4.50 PSF/year. CAM includes water, sewer & dumpsters; does not include gas & electric (tenant responsible for both). Great visibility on Route 38; 2.5 miles to I-295 Exit 43.

PROPERTY HIGHLIGHTS

- UNIT A1: 2,000 SF on 1st floor including 500 SF mezzanine (no stairs) - formerly a tanning salon:
- 1 handicap accessible restroom
- Open floor plan
- Plenty of power
- Front of building faces Route 38
- Unit B4: 4,500 SF on 1st floor - formerly a gym:
- Office and 2 handicap accessible restrooms
- Open floor plan
- OFFERING 6 MONTHS FREE RENT WITH A 5 YEAR LEASE & QUALIFYING TERMS!



FOR MORE INFORMATION

Rebecca Ting, SIOR

 856.234.9600 x206
 rebecca.ting@naimertz.com

Julie Kronfeld

 856.802.6516
 julie.kronfeld@naimertz.com

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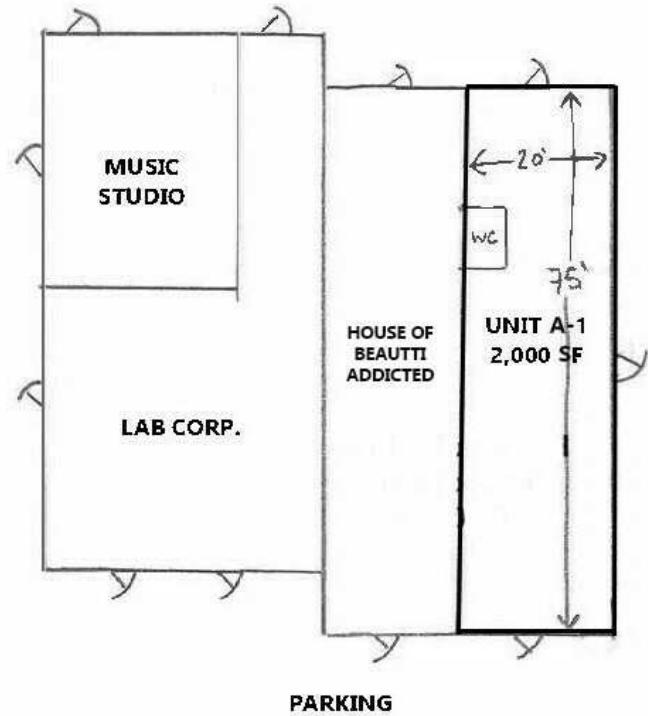
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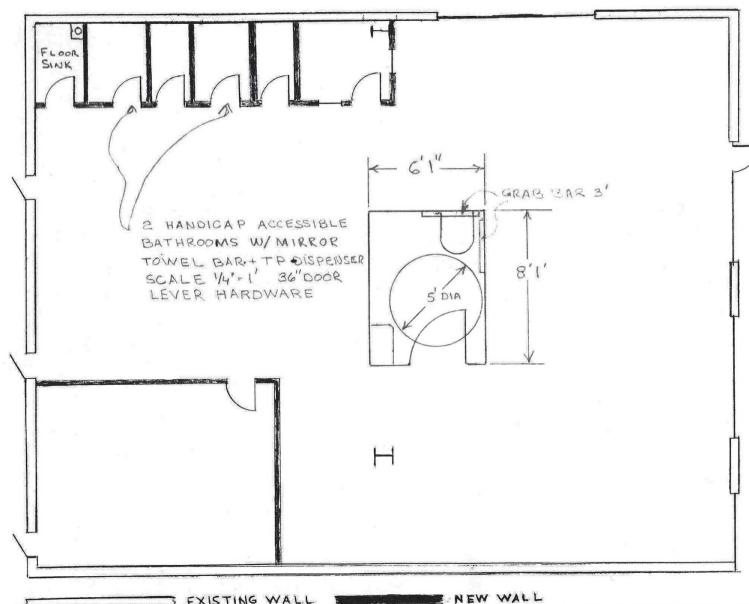
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PARKING



ROUTE 38 WEST FRONTAGE



Unit A1 - 2,000 SF

Unit B4 - 4,500 SF

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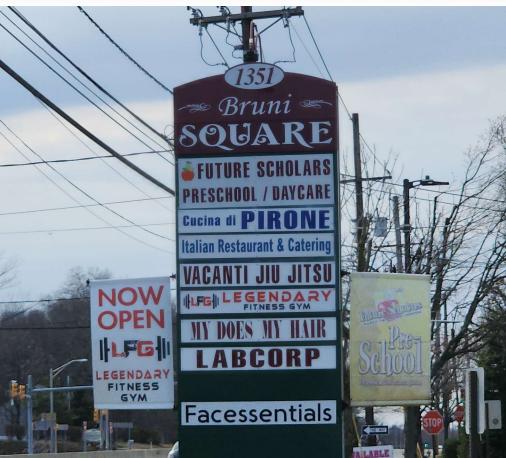
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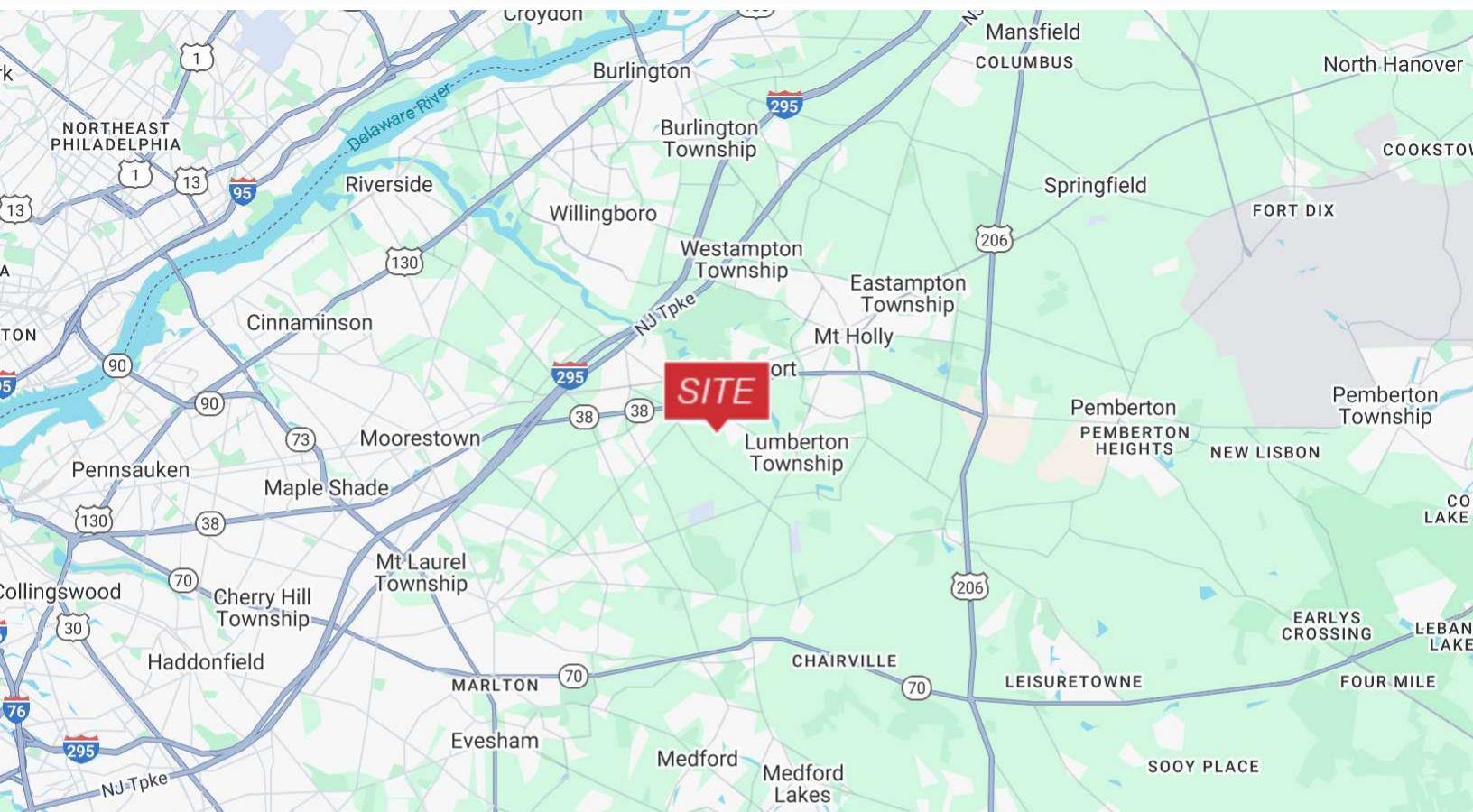
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RETAIL



3 UNITS AVAILABLE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,184	46,663	113,600
Average Age	45	42	43
Average Age (Male)	44	40	41
Average Age (Female)	46	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,591	18,906	43,792
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$175,890	\$139,921	\$145,118
Average House Value	\$540,397	\$394,521	\$420,669

Demographics data derived from AlphaMap

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