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**FOR
LEASE**

RETAIL SPACES FOR LEASE

530 CROWN POINT ROAD, WEST DEPTFORD, NJ 08086



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OFFERING SUMMARY

Asking Lease Rate: \$12.50/SF NNN

NNN: +/- \$9.73/SF

SF Available:

Unit 1: +/- 1,242 SF

Unit 4: +/- 1,325 SF

Unit 5: +/- 970 SF

Can be combined

Signage: Monument

Parking: +/- 70 Surface Spaces

Zoning: C-1



PROPERTY HIGHLIGHTS

- + West Deptford Township offers convenient access to major highways, including Interstate 295 and the New Jersey Turnpike, facilitating easy travel to Philadelphia and other parts of New Jersey
- + Mixed-use shopping center offering a variety of dining options and services
- + The available retail spaces were previously an insurance agency and event center. This location is perfect for food, retail, medical and many other approved uses



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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,176	45,061	139,298
PROJECTED 2028	5,333	46,612	141,641

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,117	18,465	55,266
PROJECTED 2028	2,182	19,105	56,135

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$104,026	\$95,334	\$100,009
MEDIAN INCOME	\$79,453	\$74,492	\$79,347



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NJ TURNPIKE



CROWN POINTE PLAZA

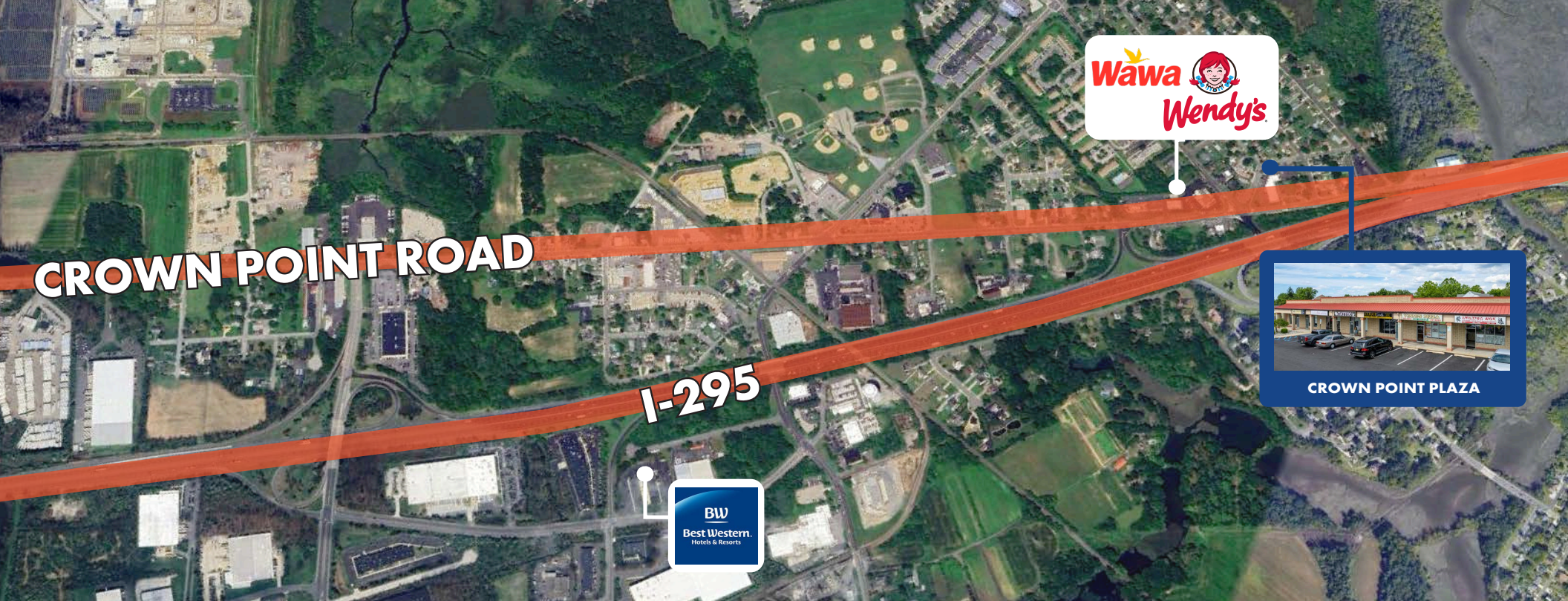
KEY DISTANCES

- I-295 .4 MILES
- ROUTE 130 2.6 MILES
- ROUTE 42 5.3 MILES
- ROUTE 55 6.5 MILES
- NJ TURNPIKE 8.8 MILES
- I-95 10.7 MILES



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CROWN POINT ROAD

I-295



NEARBY AMENITIES

DINING

- Bagel House
- Charlie Browns Fresh Grill
- Cicontes Italia Pizzeria
- Crown Chicken
- Dunkin
- LC's Family Style Restaurant
- McDonalds
- Wendys
- Whole & Grounded Café

RETAIL/GROCERY

- ALDI
- Best Western
- Crown Point Truck Shop
- Donnelly Supply
- Ed's Deli
- Inspira Health Woodbury
- Midas
- Pepboys
- Riverwinds
- Shoprite
- Town Liquors
- Wawa



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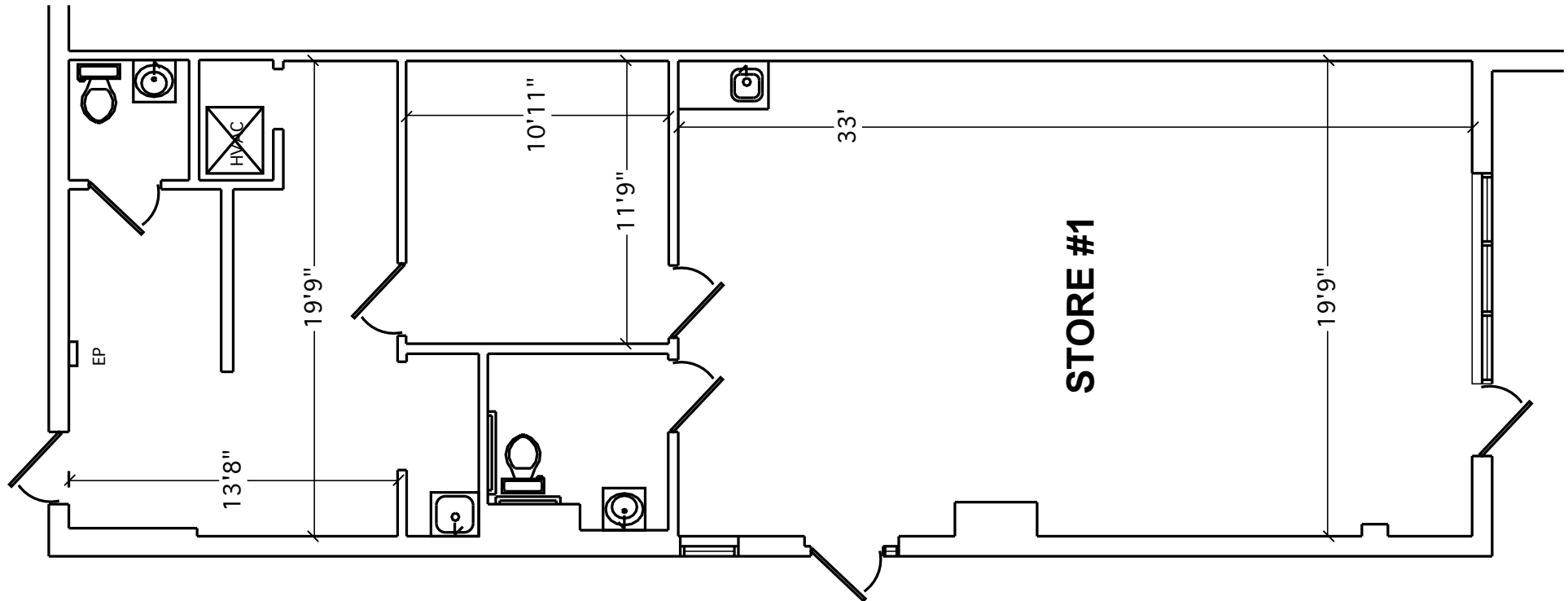
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FLOORPLANS

UNIT 1: +/- 1,242 SF



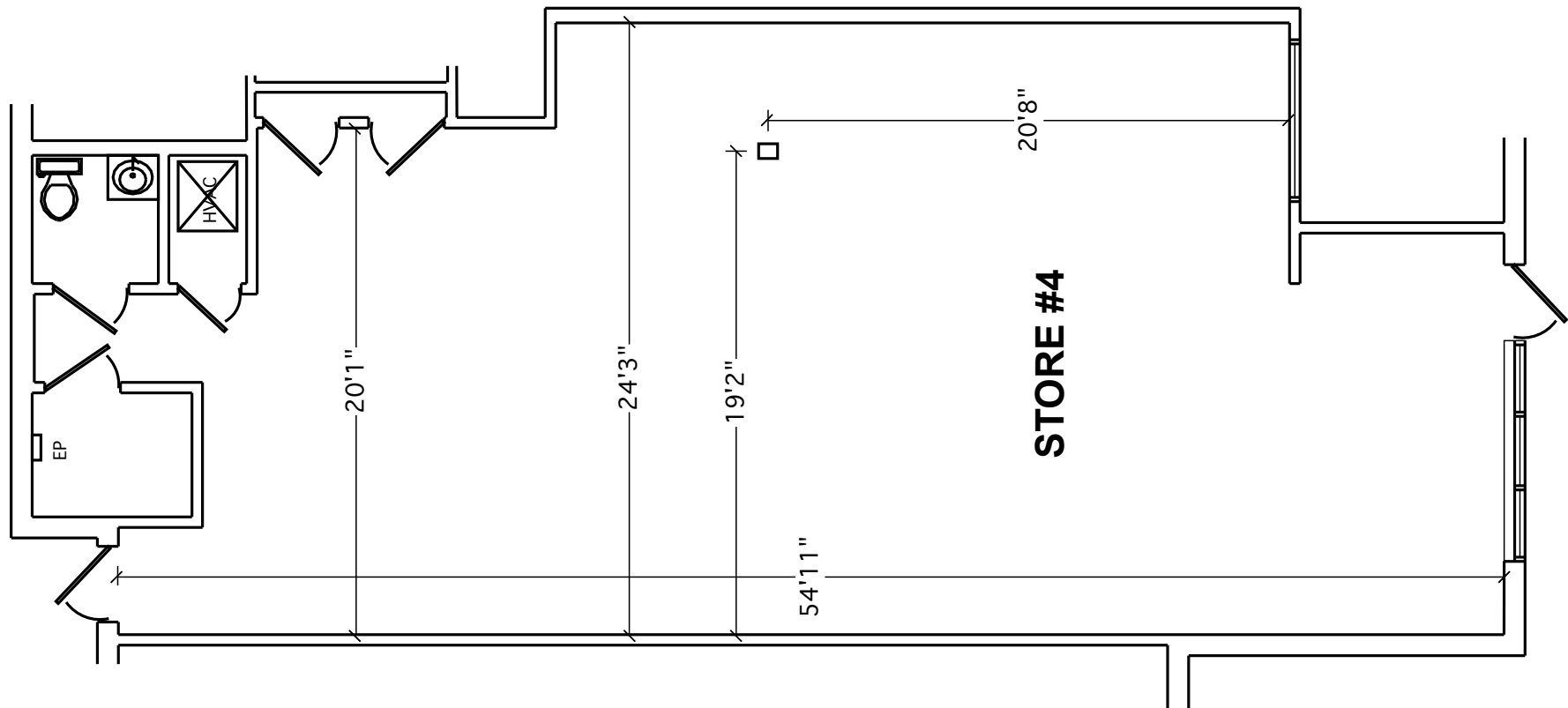
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FOR LEASE

6 HADDONFIELD-BERLIN ROAD, VOORHEES, NJ 08043

FLOORPLANS

UNIT 4: +/- 1,325 SF



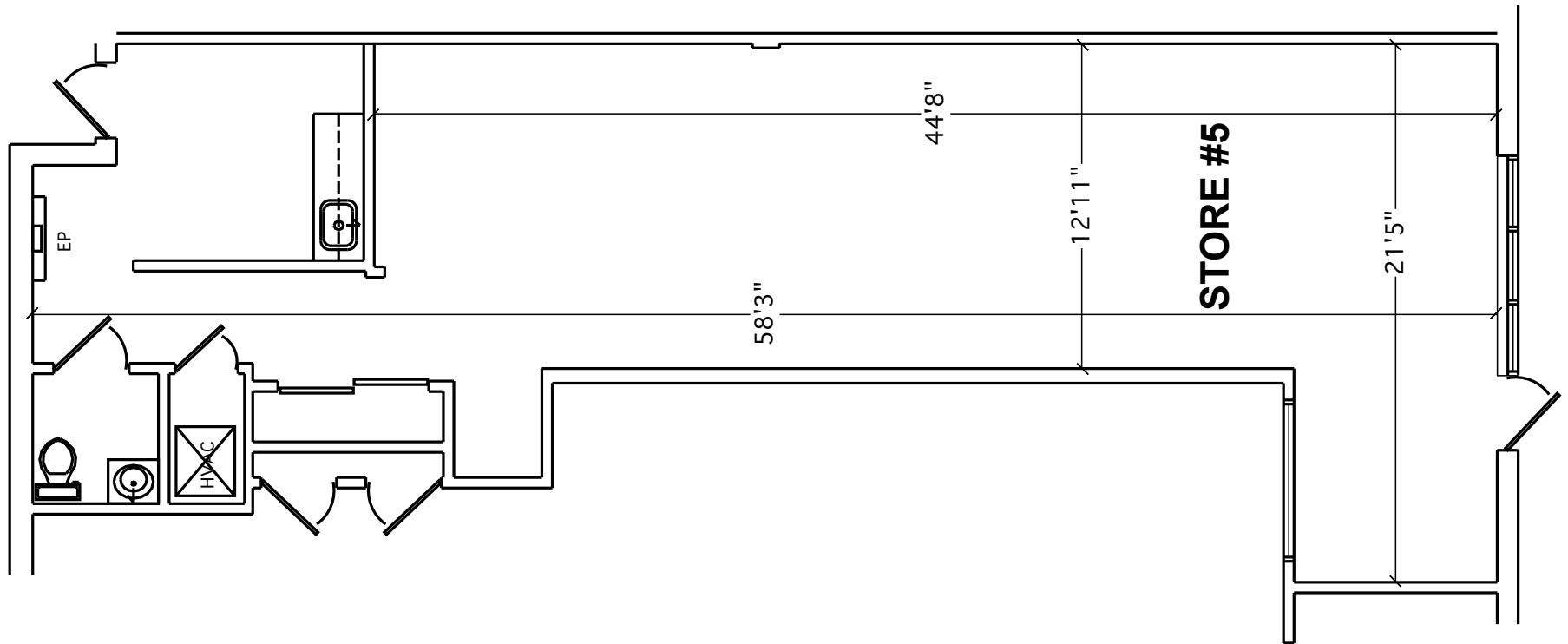
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FLOORPLANS

UNIT 5: +/- 970 SF



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