

CAMDEN COUNTY • NJ

# AUDUBON COMMONS

RTE 168 (BLACK HORSE Pk) & NICHOLSON RD ♦ AUDUBON, NJ 08106



- ◆ 32,749 VPD
- ◆ Grocery anchored center in high density trade area
- ◆ Located at the intersection of Black Horse Pike (Route 168) and Nicholson Road with excellent visibility

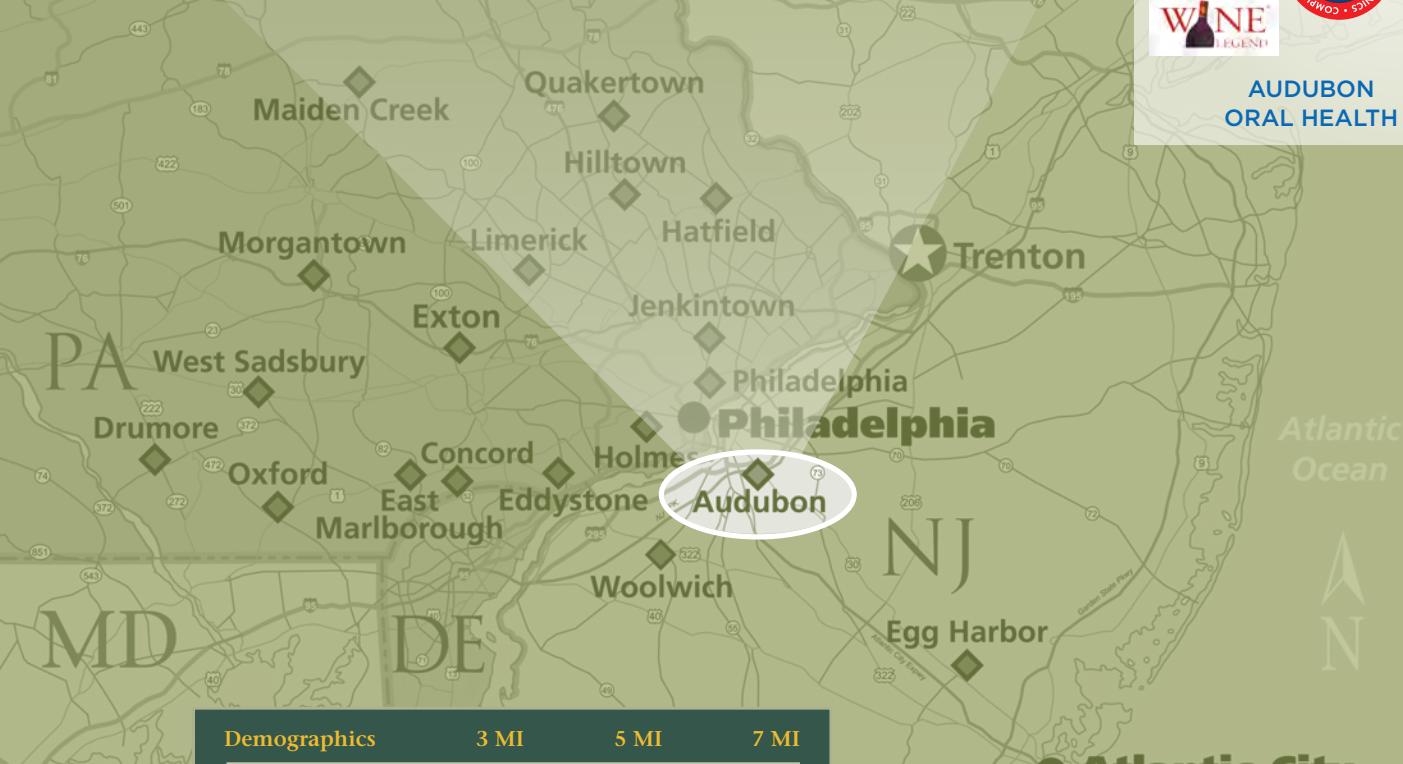
**ACME**



We Rock The Spectrum<sup>®</sup>  
**KID'S GYM**  
For All Kids



AUDUBON  
ORAL HEALTH



Demographics	3 MI	5 MI	7 MI
Population:	136,395	393,887	849,351
Households:	55,272	156,598	367,452
Avg HH Inc:	\$114,539	\$116,463	\$125,030

**W** WOLFSON GROUP  
INCORPORATED

For More Information Contact:  
**610.277.8899**

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CAMDEN COUNTY**



# WOLFSON GROUP INCORPORATED

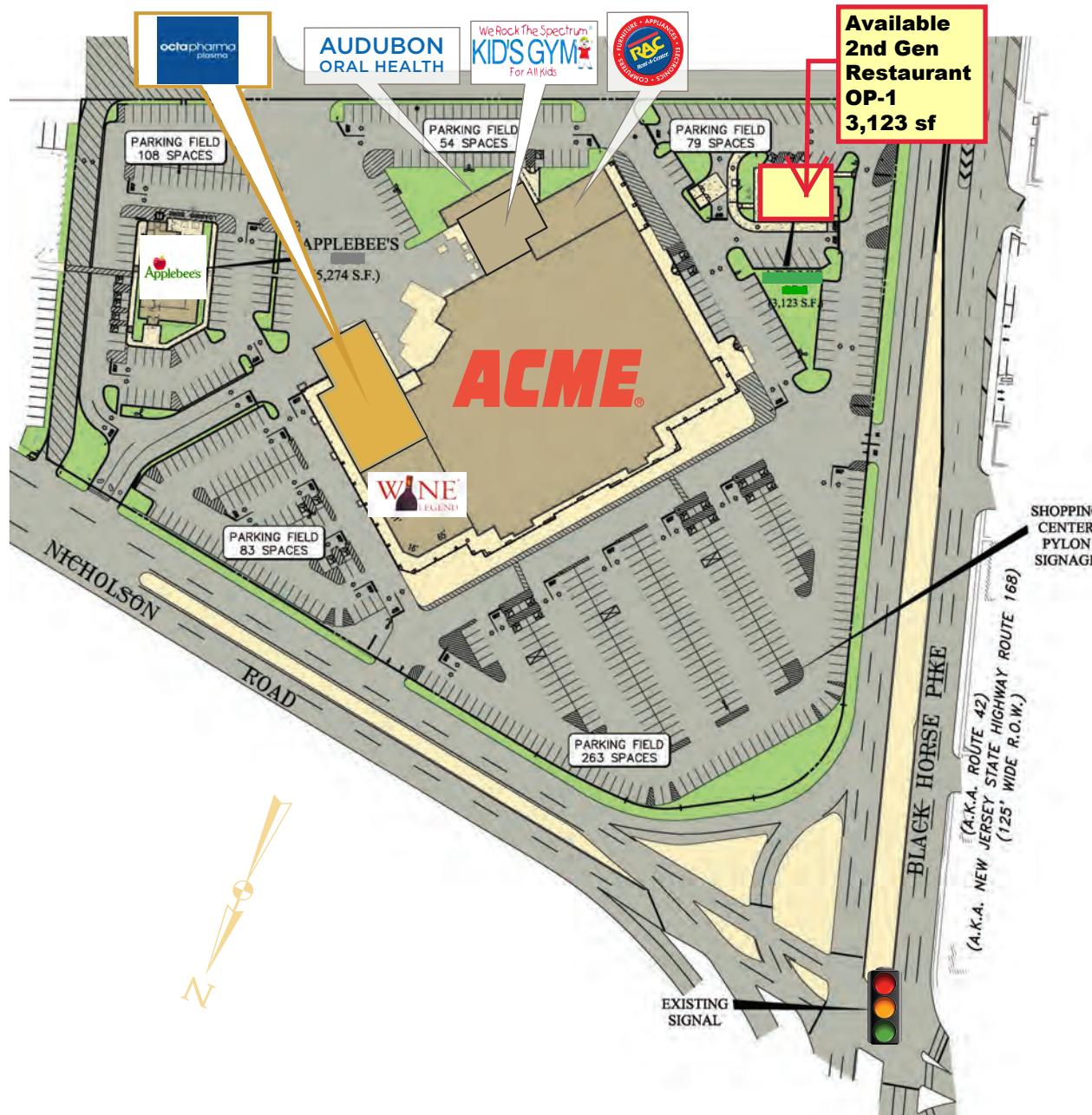
120 W. Germantown Pke, Ste 120 ♦ Plymouth Meeting, PA 19462 ♦ F. 610.277.8880 ♦ [www.wolfsonggroupinc.com](http://www.wolfsonggroupinc.com)

#### For More Information Contact:

610.277.8899

**AUDUBON COMMONS**  
AUDUBON BOROUGH, NJ  
GLA 101,718 S.F.

**W**WOLFSON GROUP  
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610-277-8899

Unit	Tenant	Dimensions	Sq. Ft.
<b>A</b>	<b>ACME</b>	<b>289 x 205</b>	<b>66,169</b>
<b>B</b>	<b>Wine Legend</b>	<b>65 x 103</b>	<b>9,600</b>
<b>C</b>	<b>Octapharma</b>	<b>91 x 78</b>	<b>8,656</b>
<b>D-1&amp;2</b>	<b>Rent-A-Center</b>		<b>4,645</b>
<b>D-3</b>	<b>We Rock the Spectrum</b>		<b>4,900</b>
<b>D-4</b>	<b>Audubon Oral Health</b>	<b>20 x 89</b>	<b>1,745</b>
<b>OP-1</b>	<b>Available 2nd Gen Restaurant</b>		<b>3,123</b>
<b>OP-2</b>	<b>Applebee's</b>		<b>4,980</b>

All information provided, including but not limited to zoning classifications, square footage, and space availability, is deemed reliable but is not guaranteed and should be independently verified. The size and dimensions of any spaces are approximate and subject to change. The availability of any space is subject to prior lease, or withdrawal from the market without notice.

[www.wolfsongroupinc.com](http://www.wolfsongroupinc.com)