

Specifications

±12,400 SF (3 Facilities)  
TOTAL SF

±800 SF, ±3,800 SF, ±7,800 SF  
BUILDING SIZES

±4.3 AC (Block 35, Lot 2)  
LOT SIZE

7  
DRIVE-INS

14'  
CEILING HEIGHT

\$48,200  
TAXES (2025)

2.6 Miles to I-295  
5.6 Miles to NJ Turnpike  
7.2 Miles to DE Memorial Bridge  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

**Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, aconde@blauberg.com**

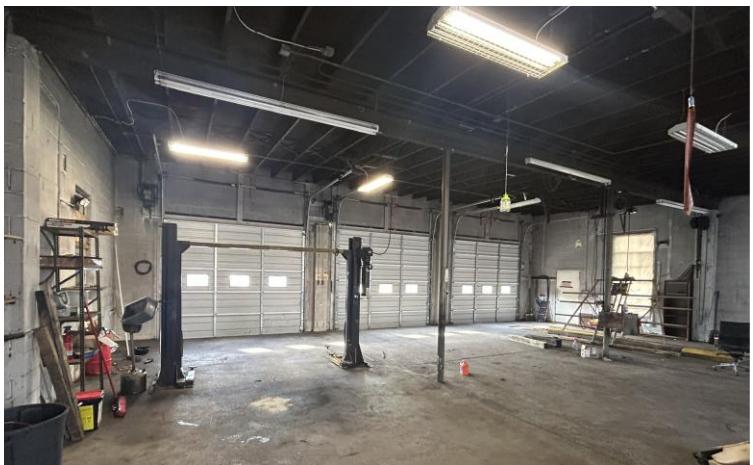
**Peter J. Murano, Jr., SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**

**John Longo, Senior Director, 973.379.6644 x 129, jlongo@blauberg.com**

**Patrick Clancy, Associate, 973.379.6644 x 238, pclancy@blauberg.com**

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**FOR LEASE | 305 NORTH VIRGINIA AVENUE | PENNS GROVE, NJ**



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## 5 MILES

- Total Population: 90,175
- Households: 36,924
- Median Household Income: \$77,482
- Average Household Size: 2.4
- Transportation to Work: 42,264
- Labor Force: 72,187

## 10 MILES

- Total Population: 407,115
- Households: 163,220
- Median Household Income: \$91,109
- Average Household Size: 2.4
- Transportation to Work: 197,798
- Labor Force: 328,252

## 15 MILES

- Total Population: 859,979
- Households: 339,598
- Median Household Income: \$100,833
- Average Household Size: 2.5
- Transportation to Work: 426,148
- Labor Force: 696,628

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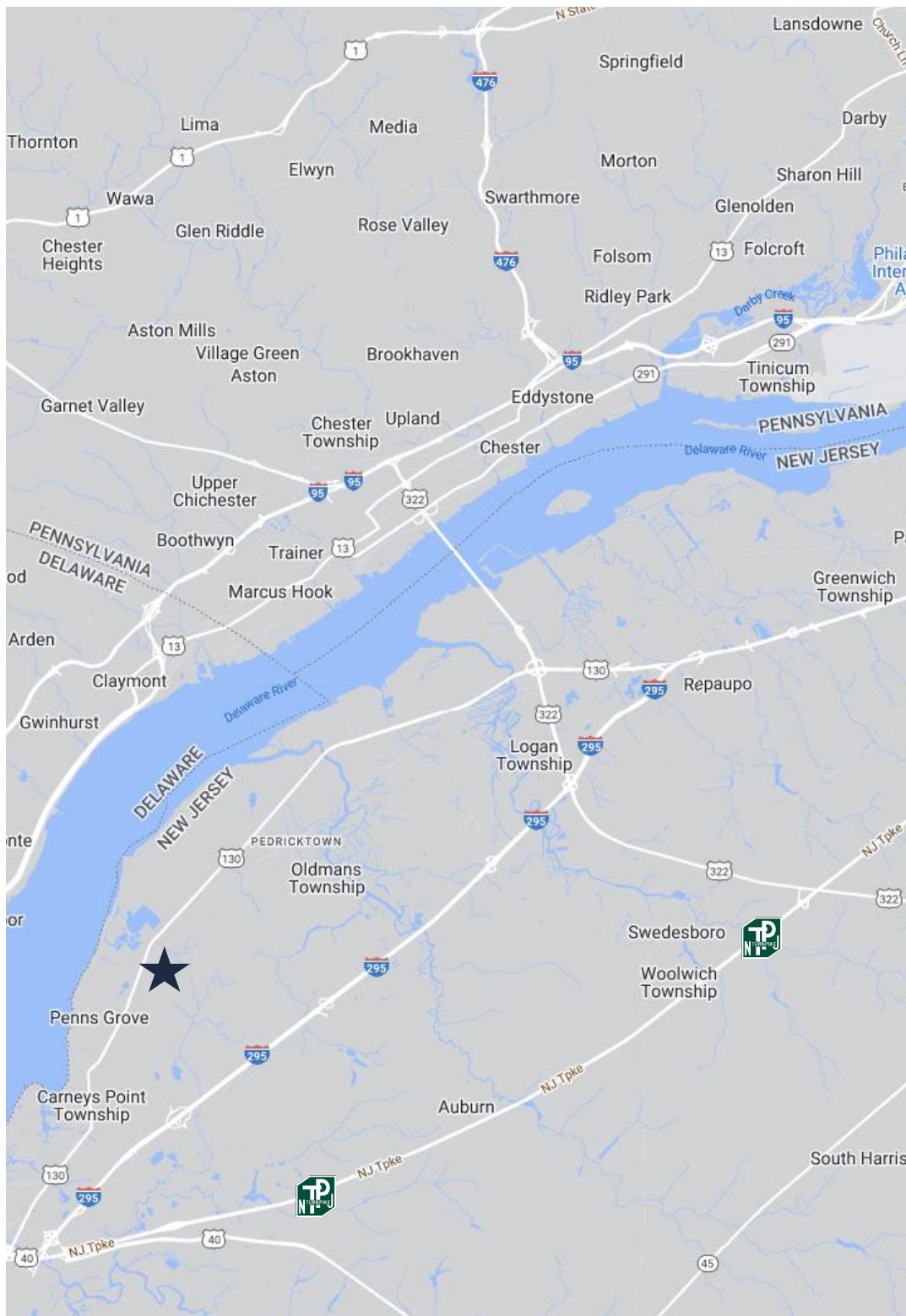
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## ACCESSIBILITY



2.6 MI  
I-295



5.6 MI  
NJ Turnpike



7.2 MI  
Delaware  
Memorial Br.



19.7 MI  
PA Int'l  
Airport

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