

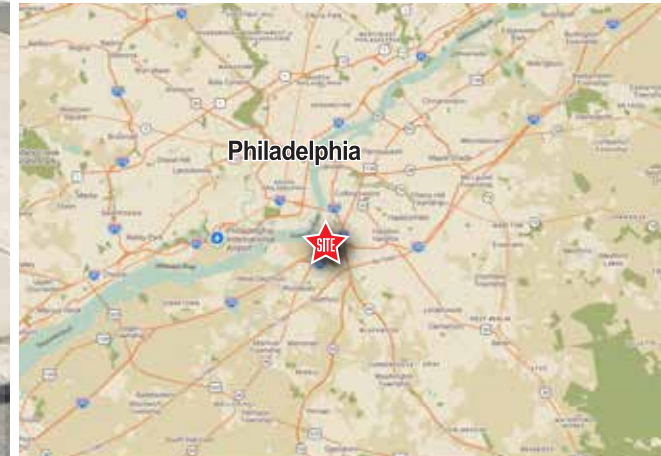
# BUSY CORNER PARCEL 906 SF ON 0.42 ACRES | FOR LEASE

Previous Service Station | 342 Brooklawn Circle | Brooklawn NJ 08030 | Camden County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**906 SF  
Ground Floor**

**+/- 0.42 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

## PROPERTY INFORMATION

- Approx 0.42 acres at the Brooklawn Circle
- Excellent visibility and access in densely Populated trade area
- Located along the Route 130 Commercial Corridor with exceptional Traffic Counts in Redevelopment Overlay Zone
- Previously used as a service station with multiple curb cuts
- Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, Motor Vehicle Rental
- Tenant is responsible for verifying zoning of permitted uses.

Demographics	1 Mile	3 Miles	5 Miles
Population	12,239	83,172	369,801
Average HH Income	\$83,221	\$100,584	\$116,109
Total Businesses	304	2,530	12,886
Number of Employees	2,235	33,974	132,949

Traffic Counts Broadway: 8,209 VPD · S New Broadway: 10,018 VPD  
Rt. 130: 14,326 VPD · Rt. 47: 5,137 VPD

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 051226

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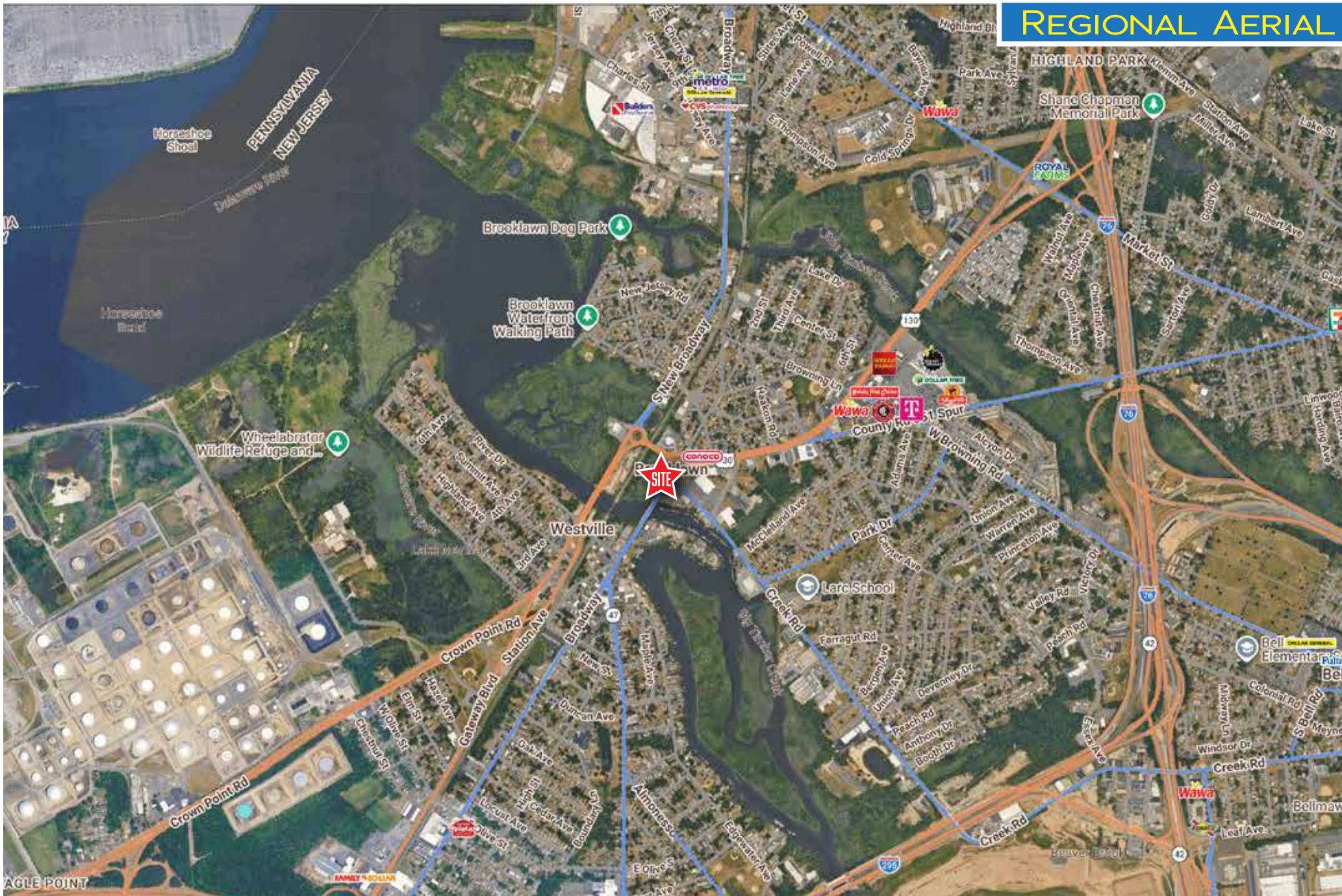
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## REGIONAL AERIAL



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## SITE PLAN

### This Site Plan Does Not Show Existing Conditions

