



**SPROUTS  
COMING  
SPRING 2025**



RETAIL CENTER FOR LEASE  
**SOUTHWOOD SHOPPING CENTER**

**875 MANTUA PIKE, WEST DEPTFORD, NJ 08096**

**856.797.1919**  
**www.VantageRES.com**  
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Managing Director | Raki.Desai@VantageRES.com  
& Director of Helathcare Services

**Erika Camm**  
Property Manager &  
Commercial Real Estate Advisor

856.797.1919  
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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 480 - 11,360 SF contiguous



## LEASE RATE

\$16 - 24 / SF NNN



## PARKING

7 spaces per 1,000 SF



## SIGNAGE

Façade signage and pylon

## AREA HIGHLIGHTS

- ✓ Southwood Shopping Center is an exciting opportunity located on Route 45 in Gloucester County. Route 45 connects Westville to Salem City, and runs through West Deptford, Mantua, Mullica Hill, and Woodstown
- ✓ The shopping center is positioned for growth. The center will undergo a transformation within the next year
- ✓ The Shopping Center District in West Deptford includes the following uses: retail store, office, agency or studio, bank, personal service and craftsmen's shop, mortuary, restaurant or dining room



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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,349	64,093	126,971
2026 POPULATION PROJECTION	8,324	64,314	127,276
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,128	25,293	49,483
2026 HOUSEHOLD PROJECTION	3,120	25,385	49,620
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$101,695	\$99,304	\$97,131
MEDIAN HOUSEHOLD INCOME	\$78,771	\$77,250	\$74,447
TRAFFIC COUNT	23, 630 VPD		

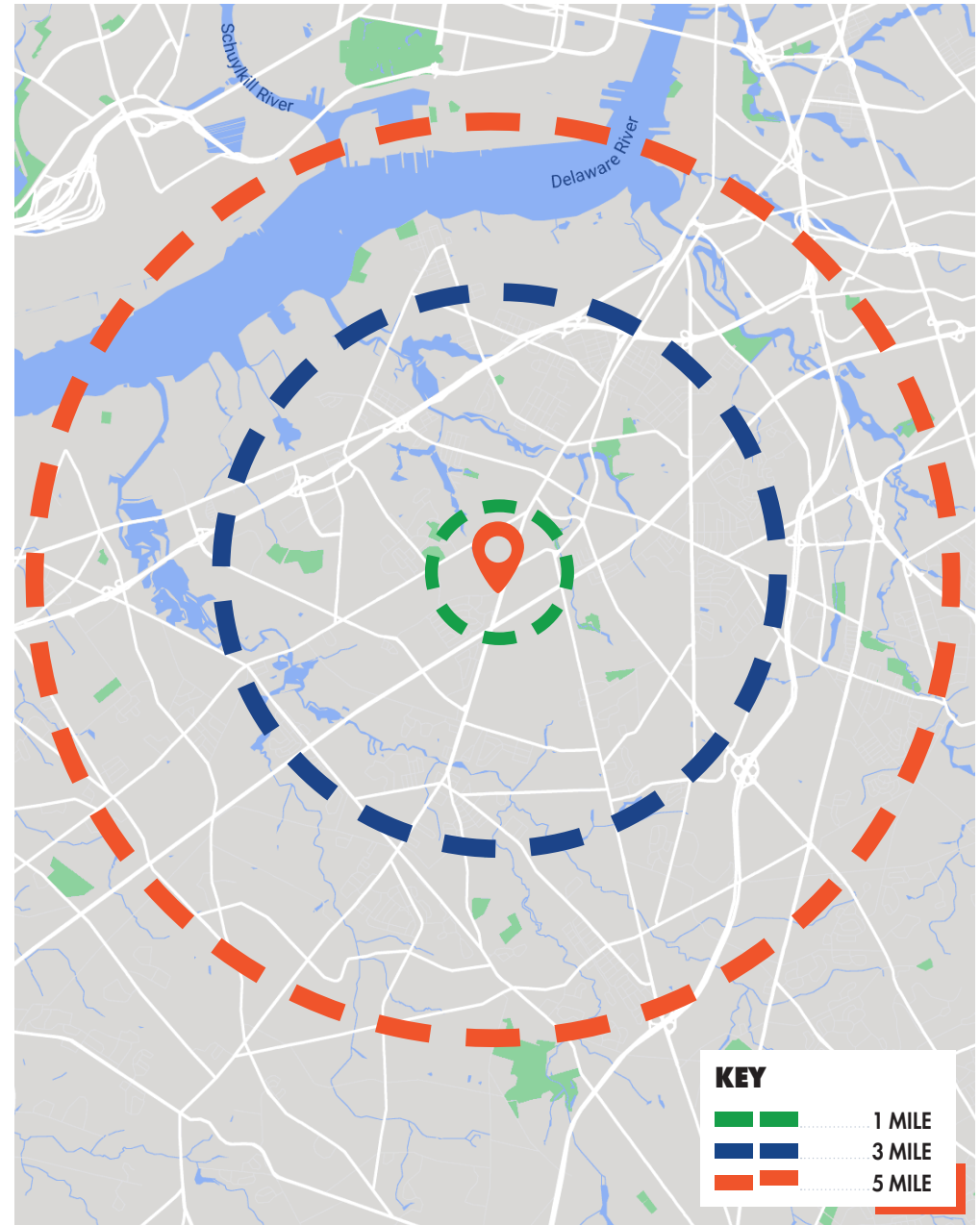
# KEY DISTANCES

**I-295**  
3.5 Miles

**NJ TURNPIKE**  
9 Miles

**DEPTFORD MALL**  
4.5 Miles

**PHILADELPHIA, PA**  
15 Miles



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# NEARBY AMENITIES

## DINING

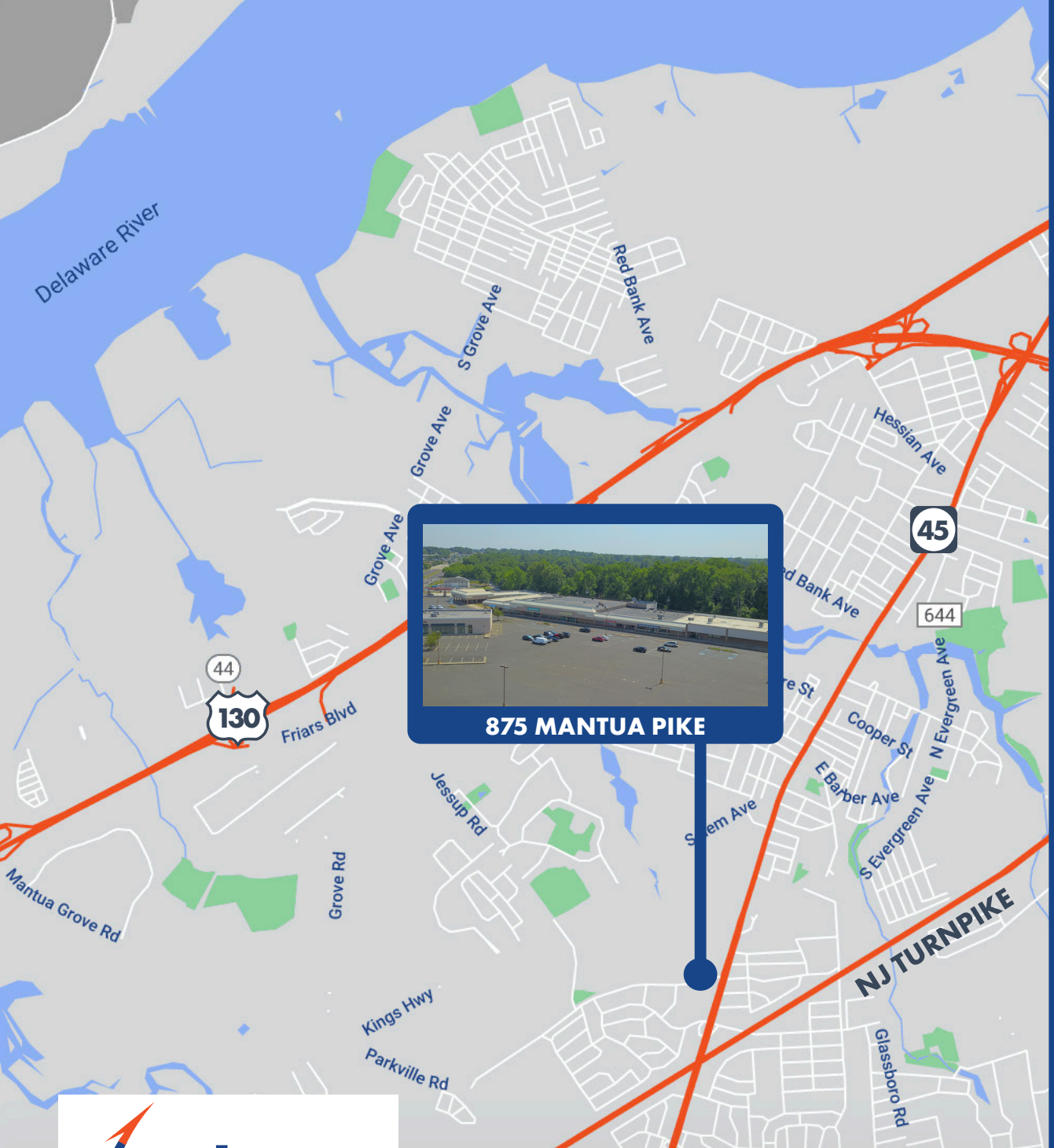
- Domino's
- Dunkin'
- Hollywood Café & Sports Bar
- McDonald's
- Pizza Hut
- Popeye's
- Wawa
- Wendy's

## RETAIL

- Acme Markets
- Advanced Auto Parts
- Big Lots
- CVS
- Dodge RAM
- Dollar General
- Giant Fitness
- Jeep
- JOANN Fabrics
- Lukoil
- Napa Auto Parts
- Nissan
- OceanFirst Bank
- Sherwin Williams
- ShopRite
- Staples
- TD Bank

## MEDICAL

- Eastern Dental
- Jefferson Health Offices
- Penn Medicine Offices
- South Jersey Radiology



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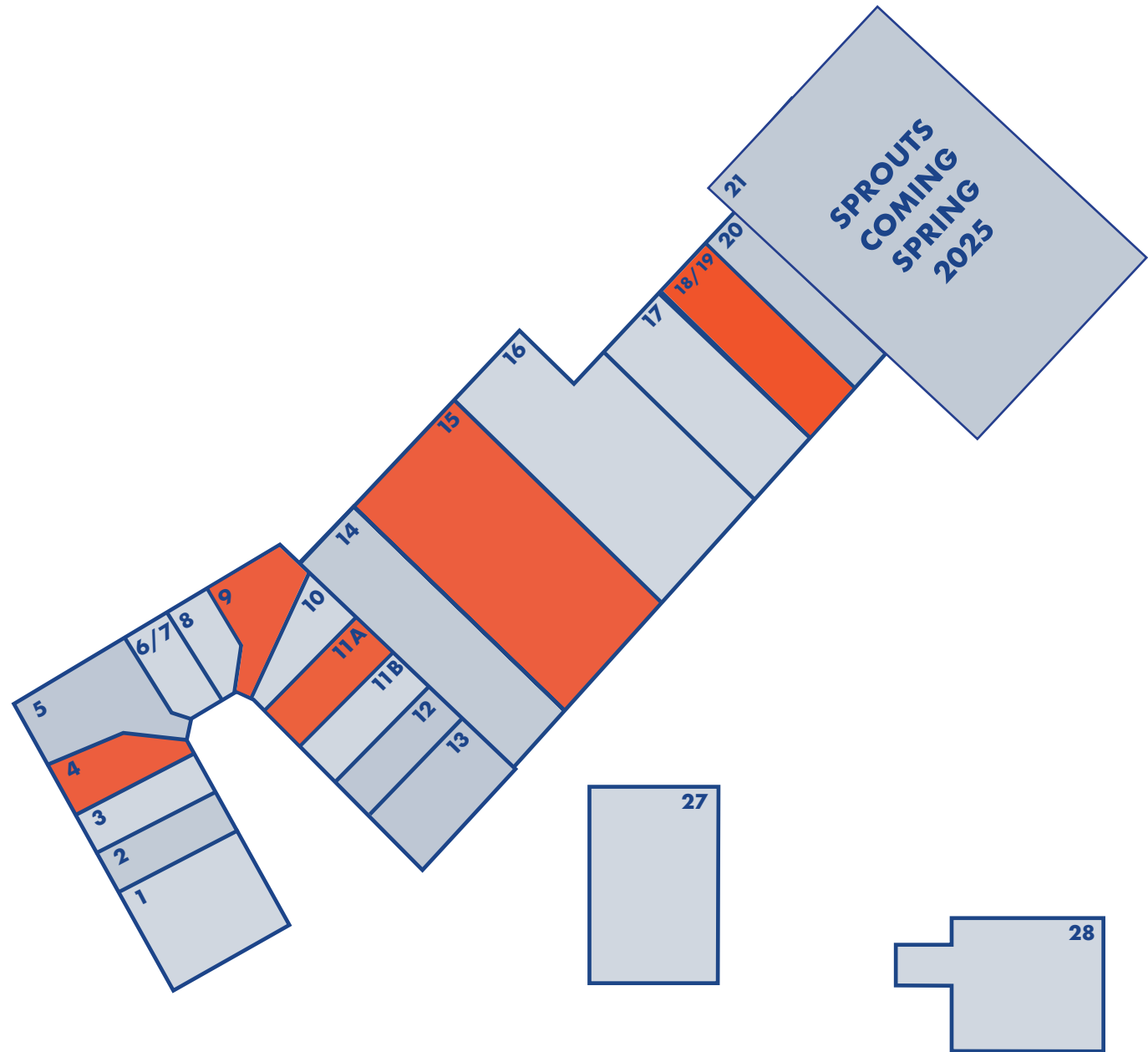
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# SITE MAP

1. Orange Cleaners	2,000 SF
2. Whit or Whitout	1,200 SF
3. Certa Pro Painters	1,200 SF
<b>4. AVAILABLE</b>	<b>1,528 SF</b>
5. Elaborate Events	2,553 SF
6/7. Fruggie Too	1,600 SF
8. Hair Connection	800 SF
<b>9. AVAILABLE</b>	<b>1,500 SF</b>
10. Tattoo Parlor	1,944 SF
<b>11A. AVAILABLE</b>	<b>700 SF</b>
11B. Blush Salon	1,000 SF
12. Bella Candles	480 SF
13. Clever Fox	720 SF
14. Ivy Rehab	2,515 SF
<b>15. AVAILABLE</b>	<b>11,360 SF</b>
16. Abbey Carpet	9,088 SF
17. Family Dollar	7,935 SF
<b>18/19. AVAILABLE</b>	<b>4,938 SF</b>
20. Gemelle Salon	2,450 SF
21. Sprouts Farmers Market (Coming 2025)	23,256 SF
27. Urgent Care	7,488 SF



# FAÇADE RENDERINGS



REGISTERED ARCHITECT  
 PROJECT NO. 210411  
 DATE: 08/20/2024  
 PROJECT: 875 MANTUA PIKE, WEST DEPTFORD, NJ 08096  
 ARCHITECT: ERIC HAFER, P.A.  
 1000 W. MAIN ST., WEST DEPTFORD, NJ 08096  
 TEL: 856-426-1111  
 FAX: 856-426-1112  
 PROJECT NO. 210411  
 DATE: 08/20/2024

Project Number: 210411  
 Drawn By: TH  
 Checked By: Checker  
 Scale: AS NOTED  
 ISSUED FOR: DATE: \_\_\_\_\_  
 Issue Date: \_\_\_\_\_

DRAWING:  
 Elevation renderings

**A2**