

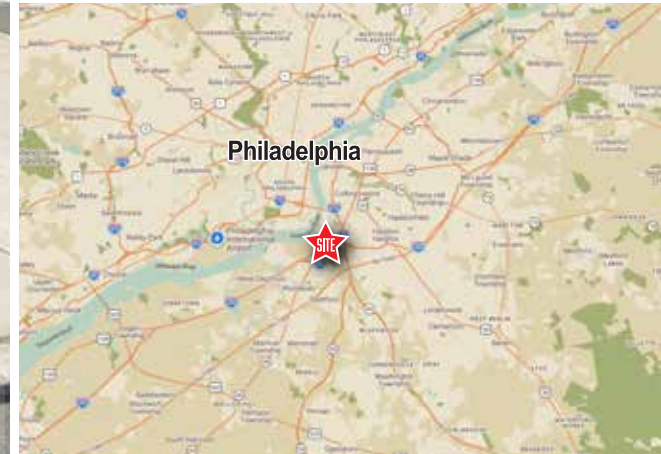
BUSY CORNER PARCEL 906 SF ON 0.42 ACRES | FOR LEASE

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 | 100 W 3rd Ave., Suite 200 | 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. 081926

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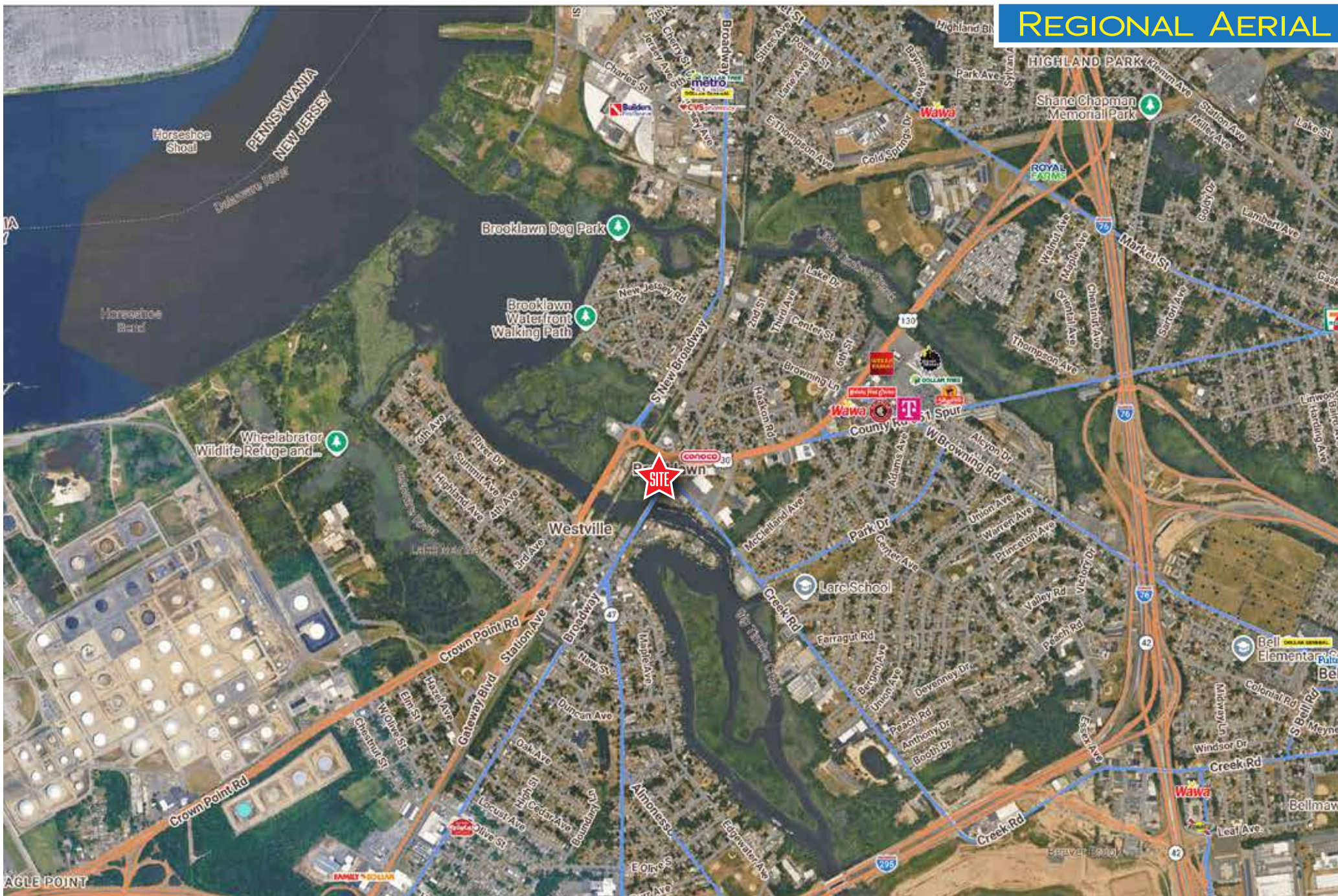
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REGIONAL AERIAL



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This Site Plan Does Not Show Existing Conditions



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	12,239	83,172	369,801
Projected Population (2030)	12,673	83,835	365,518
Projected Annual Growth (2025 to 2030)	0.7%	0.2%	-0.2%

Households & Growth

Households (2025)	5,030	33,375	152,595
Projected HH (2030)	5,328	34,456	152,774
HH Growth with Children (2025 to 2030)	28.3%	30.4%	27.5%

Income

Average HH Income (Est. 2025)	\$83,221	\$100,584	\$116,109
Median HH Income (2025)	\$70,789	\$83,875	\$87,262

Daytime Population

Total Businesses (2025)	304	2,530	12,886
Number of Employees (2025)	2,235	33,974	132,949

Education

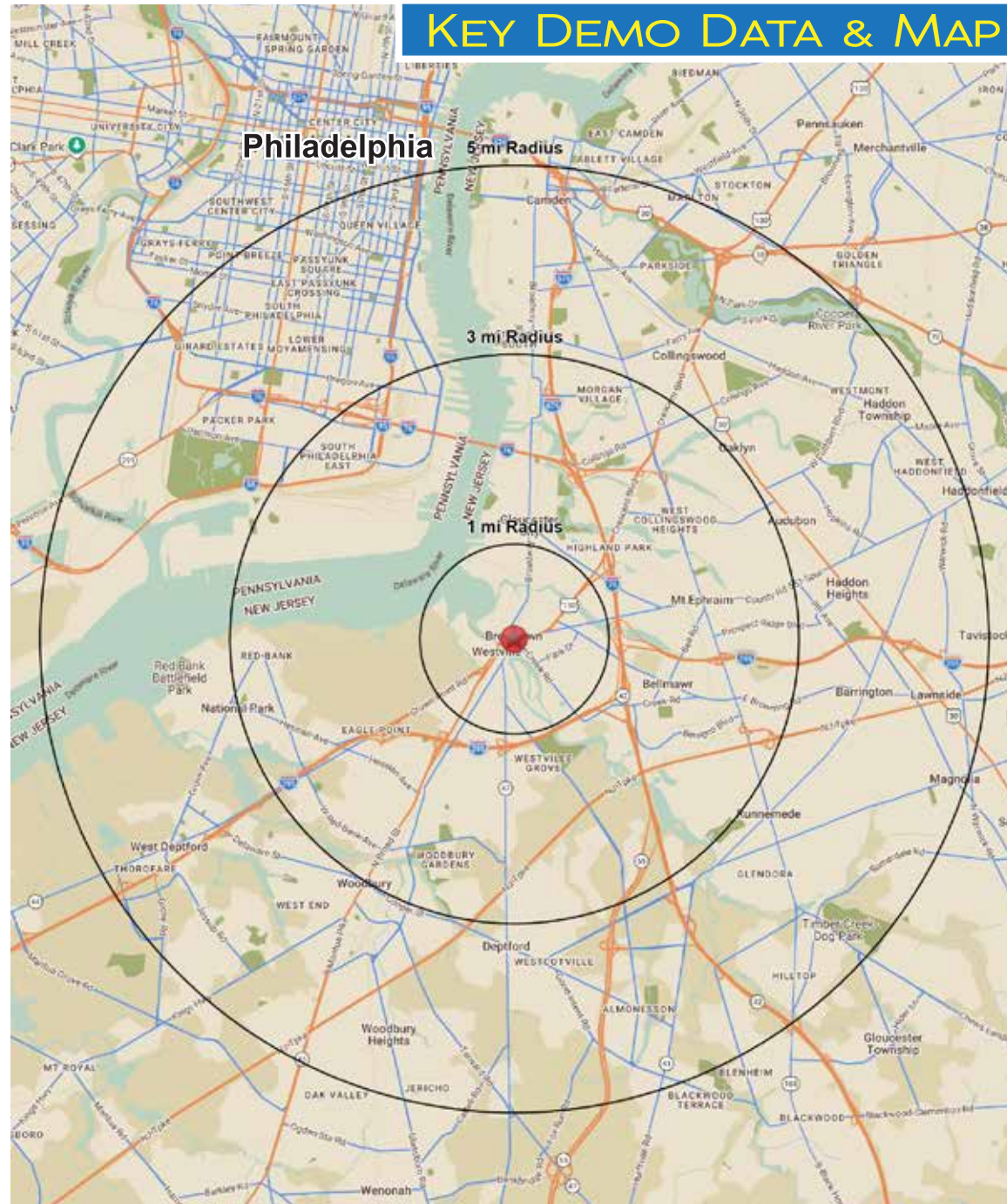
High School Graduate	43.9%	36.2%	29.0%
Some College	18.0%	19.0%	15.9%
Bachelor Degree	15.1%	17.8%	23.0%
Graduate	4.6%	9.3%	15.1%

Traffic Counts:

Broadway: 8,209 VPD • S New Broadway: 10,018 VPD
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KEY DEMO DATA & MAP



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