



WELL MAINTAINED RETAIL CENTER FOR SALE OR LEASE

GARWOOD PLAZA

2897-2919 NEW BROOKLYN ERIAL ROAD, SICKLERVILLE, NJ 08081

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OFFERING SUMMARY



BUILDING SIZE

+/- 12,000 SF



SALE PRICE

\$1,800,000



SF AVAILABLE

+/- 1,500 - 4,500 SF



LEASE RATE

\$16 / SF NNN



SIGNAGE

AREA HIGHLIGHTS

- ✓ Freestanding retail center on heavily traveled road surrounded by dense residential neighborhoods
- ✓ Tenant roster includes Gallery Pizza, Divine Power, Erial Garden Chinese Restaurant and Lisa's Bakery
- ✓ Easily accessible from Little Mill & Erial Clementon Roads with many surrounding amenities including auto repair, pharmacy, and daycare



AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	7,580	73,399	183,145
2026 POPULATION PROJECTION	7,613	73,664	183,164
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	2,635	26,892	68,161
2026 HOUSEHOLD PROJECTION	2,644	26,988	68,164
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$107,250	\$97,932	\$99,072
MEDIAN HOUSEHOLD INCOME	\$87,637	\$78,003	\$78,716

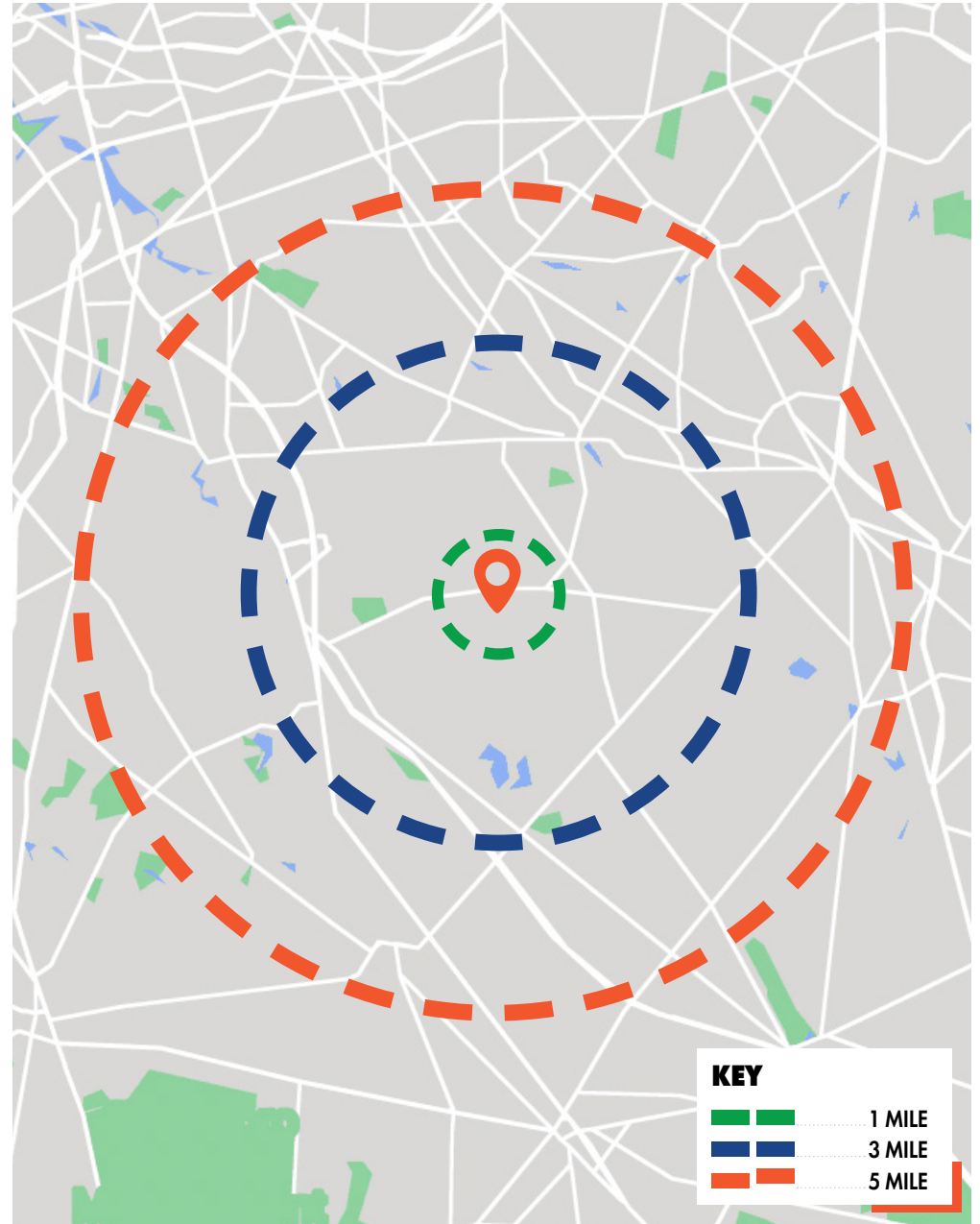
KEY DISTANCES

GLOUCESTER OUTLETS
3.5 MILES

AC EXPRESSWAY
3.5 MILES

PHILADELPHIA, PA
18 MILES

ATLANTIC CITY
45 MILES



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NEARBY AMENITIES

DINING

- Erial Garden Chinese
- Gallery Pizza
- Jimmy's Deli

RETAIL

- Aaa Direct Repair Network
- Aqua New Jersey
- Cheap Quality Cars
- Dollar General
- Jersey Auto Body
- Pantry 1 Food Mart
- Premiere Auto Spa
- Riderz
- Rite Aid

EDUCATION

- Erial Community Church Christian School
- Erial Elementary School
- Pre-School at Point Ariel
- The Malvern School of Erial



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