

# ±10,125 SF FORMER CVS

109 Berlin Road | Clementon, NJ 08021 | Camden County

## AVAILABLE FOR LEASE



### PROPERTY FEATURES

- **10,125 SF Retail Space Available For Lease**
- Pylon signage and excellent visibility
- Located at signalized corner of Berlin Road and White Horse Ave
- Excellent Traffic Counts: ±23,000 ADT on Berlin Road
- Across the street from Clementon Park & Splash World (±52 Acres), one of the world's oldest operating amusement parks
- Located within 5 miles from Gloucester Premium Outlets and Rt. 42
- High traffic area that generates walk-in customers
- Located midway between Lindenwold and Berlin

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,623	94,664	223,902
AVERAGE HHI	\$72,190	\$73,453	\$87,968
HOUSEHOLDS	5,974	37,571	86,266

FOR MORE INFORMATION:

**INTERSTATE**  
COMMERCIAL

Interstate Commercial  
14000 Horizon Way, Suite 100  
Mount Laurel, NJ 08054  
[www.icre.net](http://www.icre.net)

**DANIEL P. SILVESTRI**  
Phone: 856.439.9200  
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# SITE LOCATION AERIAL: 109 BERLIN ROAD | CLEMENTON, NJ 08021



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# RETAIL MARKET AERIAL: 109 BERLIN ROAD | CLEMENTON, NJ 08021



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