



PRIME RETAIL LOCATION AVAILABLE

834 WEST BROWNING ROAD

BELLMAWR, NJ 08031

856.797.1919

www.VantageRES.com

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OFFERING SUMMARY



SIZE AVAILABLE

+/- 5,500 SF



ASKING SALE PRICE

\$575,000



SIGNAGE

Signage



ASKING LEASE RATE

\$3,200 monthly + NNN



PARKING

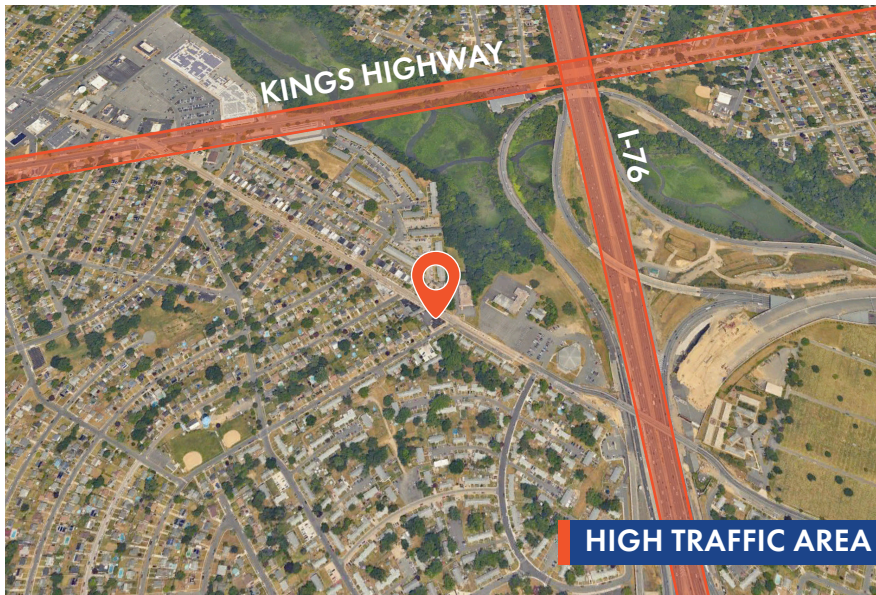
+/- 10 spaces



AERIAL VIEW

AREA HIGHLIGHTS

- ✓ A superb location situated in the heart of lively residential and shopping hubs, just steps away from thriving dining venues
- ✓ Conveniently positioned near key thoroughfares, including Route 76, adjacent to 295, and proximate to King's Highway, ensuring effortless connectivity to the major bridges of Philadelphia
- ✓ With 8000 vehicles per day passing through, the area experiences significant automobile congestion due to its densely populated locality



HIGH TRAFFIC AREA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	12,945	102,315	323,712
2028 POPULATION PROJECTION	13,291	104,925	329,135
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	5,324	40,715	126,540
2028 HOUSEHOLD PROJECTION	5,471	41,796	128,554
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$76,730	\$86,552	\$92,278
MEDIAN HOUSEHOLD INCOME	\$59,038	\$68,356	\$70,040
TRAFFIC COUNT	8,000+ VPD		

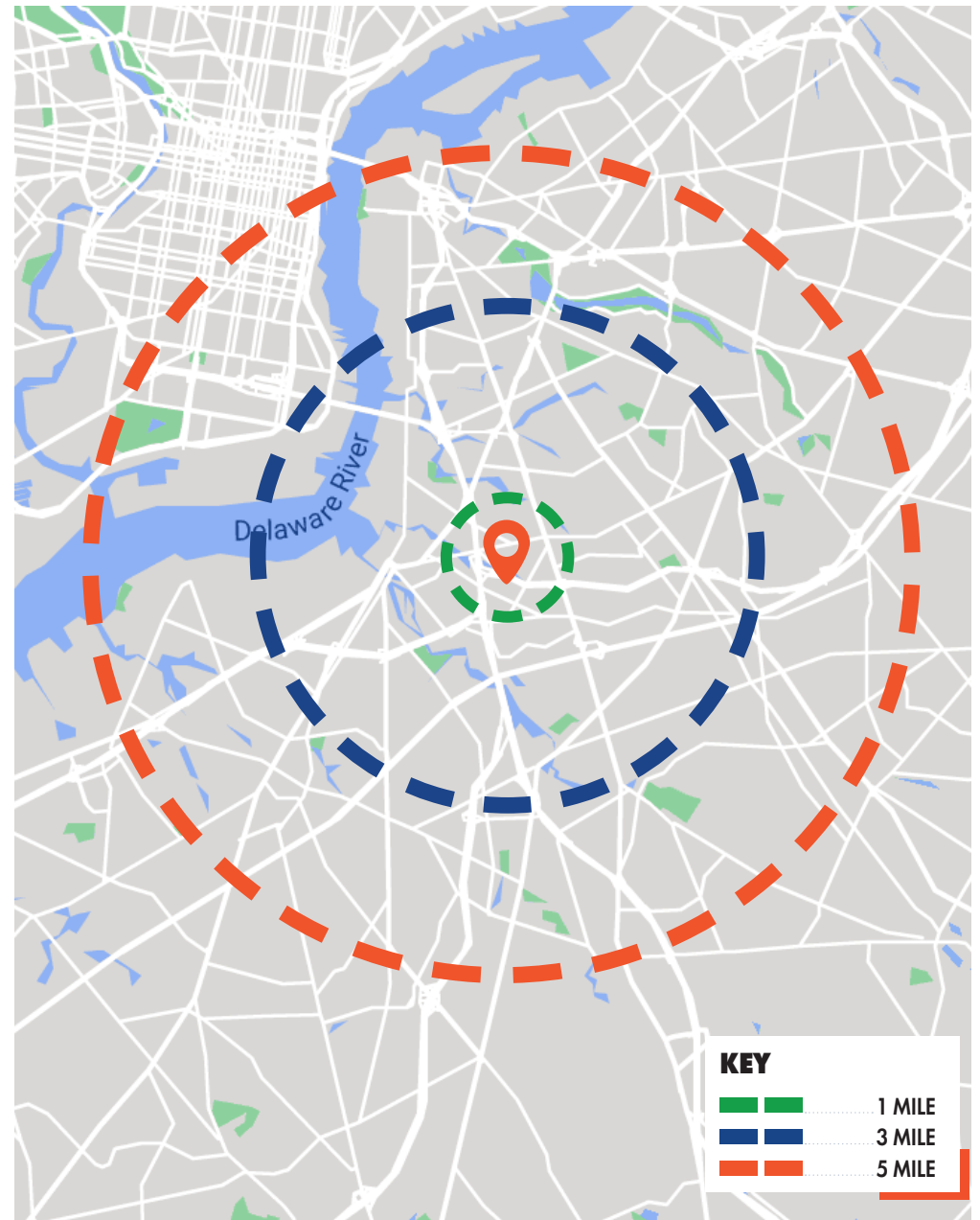
KEY DISTANCES

I-76
1.3 MILES

I-295
2.5 MILES

NJ TURNPIKE
2.7 MILES

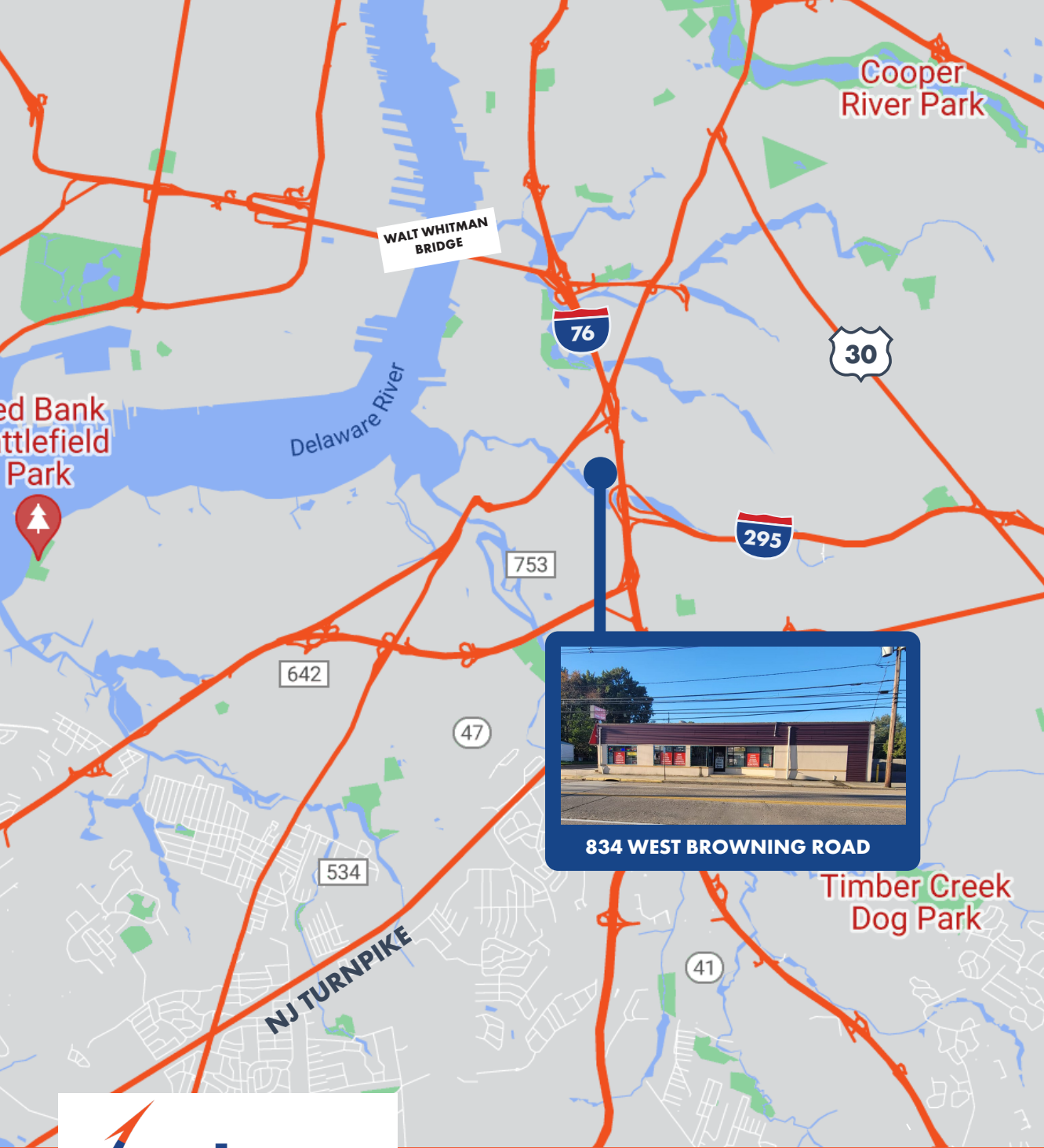
PHILADELPHIA
8.5 MILES



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NEARBY AMENITIES

DINING

- Agave Mexican Food
- Chick-Fil-A
- Del Buonos Bakery & Carmens Deli
- Dominos Pizza
- Dunkin
- Empire Sports Bar
- Filomena's Lakeview
- Gaetanos Steaks
- KFC
- Phily Diner & Sports Bar
- Schileens Pub
- Speranza Wood Fired
- Starbucks

RETAIL

- Adelpia Restaurant & Events
- AutoZone Auto Parts
- Barnes & Nobles
- Depiford Mall
- DICKS Sporting Goods
- Dollar Tree
- Hair Cuttery
- Wawa
- Lowes Home Improvement
- Petco
- Rite Aid
- Rodeway Inn
- Sam's Club
- Shoprite
- Target
- The Home Depot
- TJ Maxx
- Verchios Produce & Deli
- Walgreens
- Westbrook Lanes



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