



FOR  
LEASE

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**NEWLY CONSTRUCTED RETAIL FOR LEASE**

**84 HADDON AVENUE, WEST BERLIN, NJ 08091**



# PROPERTY SUMMARY

**Asking Lease Rate:** \$20/SF NNN (NNN = \$6.50/SF)

**SF Available:** Up to +/- 7,000 SF

**Parking:** +/- 100 Spaces

**Signage:** Facade & Monument

**Zoning:** C-1



# PROPERTY HIGHLIGHTS

+ Located nearby one of South Jersey's most heavily traveled corridors (route 73), this newly constructed retail center provides high visibility location in the heart of Camden County

+ Flexible unit sizes from +/- 2,000 SF up to +/- 7,000 SF can accommodate a variety of users including traditional retail, service type uses, and/or medical offices

+ Strategically located in a Commercial-1 Zone, among high demographic neighborhoods, this center is near major retail, medical, and office complexes, offering a built-in customer base and diverse business synergy opportunities. Nearby amenities include Home Depot, Shoprite of Berlin, T-mobile, Saladworks, and more



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# DEMOGRAPHICS

**KEY**

- 1 MILE
- 3 MILE
- 5 MILE

| POPULATION     |        |        |         |
|----------------|--------|--------|---------|
| MILE           | 1 MILE | 3 MILE | 5 MILE  |
| AVERAGE 2024   | 6,327  | 48,563 | 145,327 |
| PROJECTED 2029 | 6,324  | 48,503 | 145,315 |

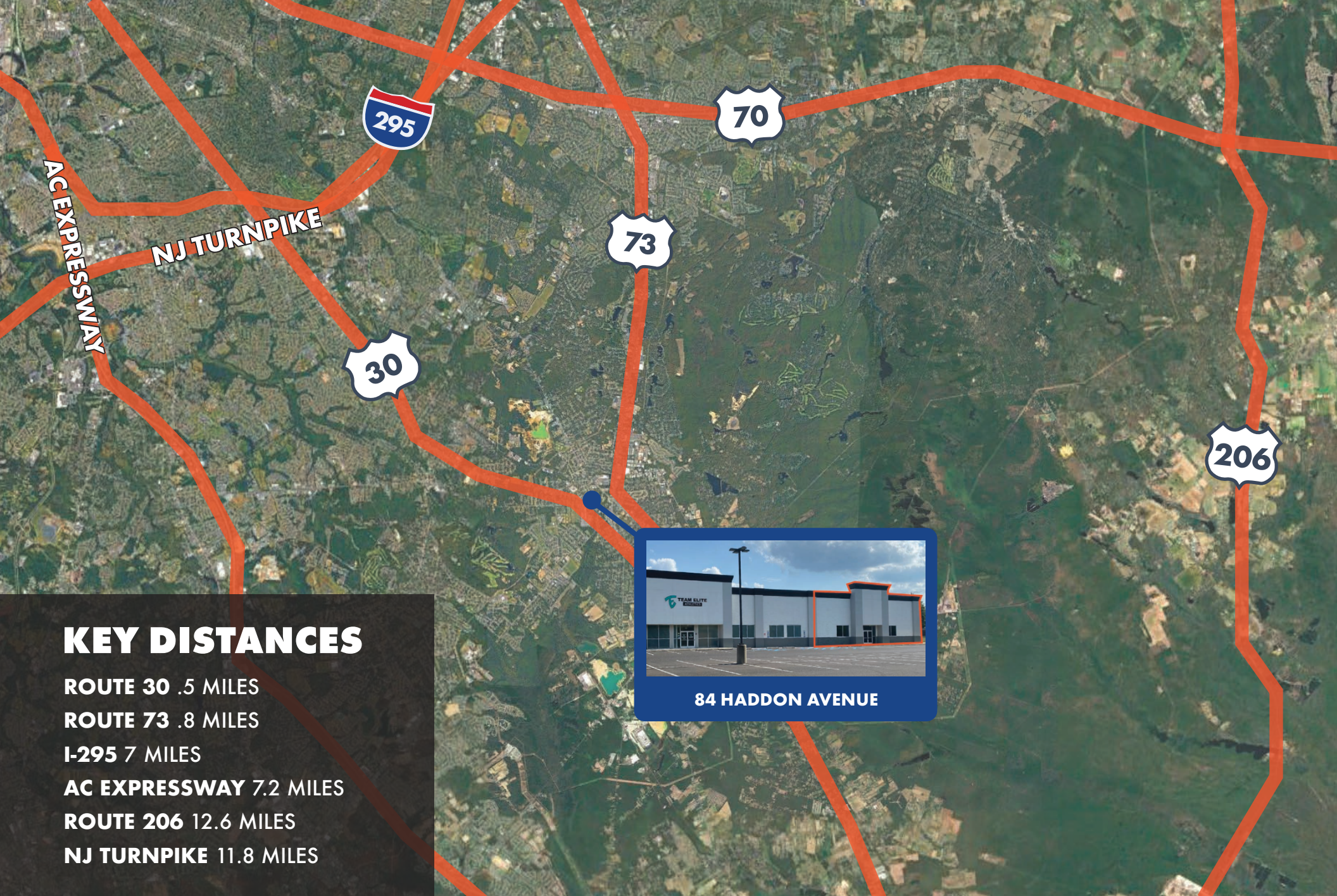
| HOUSEHOLDS     |        |        |        |
|----------------|--------|--------|--------|
| MILE           | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2024   | 2,435  | 18,481 | 56,528 |
| PROJECTED 2029 | 2,434  | 18,460 | 56,532 |

| INCOME         |           |           |           |
|----------------|-----------|-----------|-----------|
| MILE           | 1 MILE    | 3 MILE    | 5 MILE    |
| AVERAGE INCOME | \$115,785 | \$105,463 | \$111,050 |
| MEDIAN INCOME  | \$101,273 | \$78,968  | \$86,785  |



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## KEY DISTANCES

- ROUTE 30 .5 MILES
- ROUTE 73 .8 MILES
- I-295 7 MILES
- AC EXPRESSWAY 7.2 MILES
- ROUTE 206 12.6 MILES
- NJ TURNPIKE 11.8 MILES



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# NEARBY AMENITIES

## DINING

- Chick-Fil-A
- Dunkin
- IHop
- McDonalds
- Ollie Gators Pub

- Palace Diner & Tapped Bar
- Pancheros
- Royal Buffet
- Taco Bell
- Wingstop

## RETAIL/GROCERY

- Canals Liquor
- Home Depot
- Marshalls
- Midas
- Pep Boys

- Planet Fitness
- Premier Shine Car Wash
- Public Storage
- Sahara Sams
- Shoprite

- Verizon
- Walmart
- Wawa



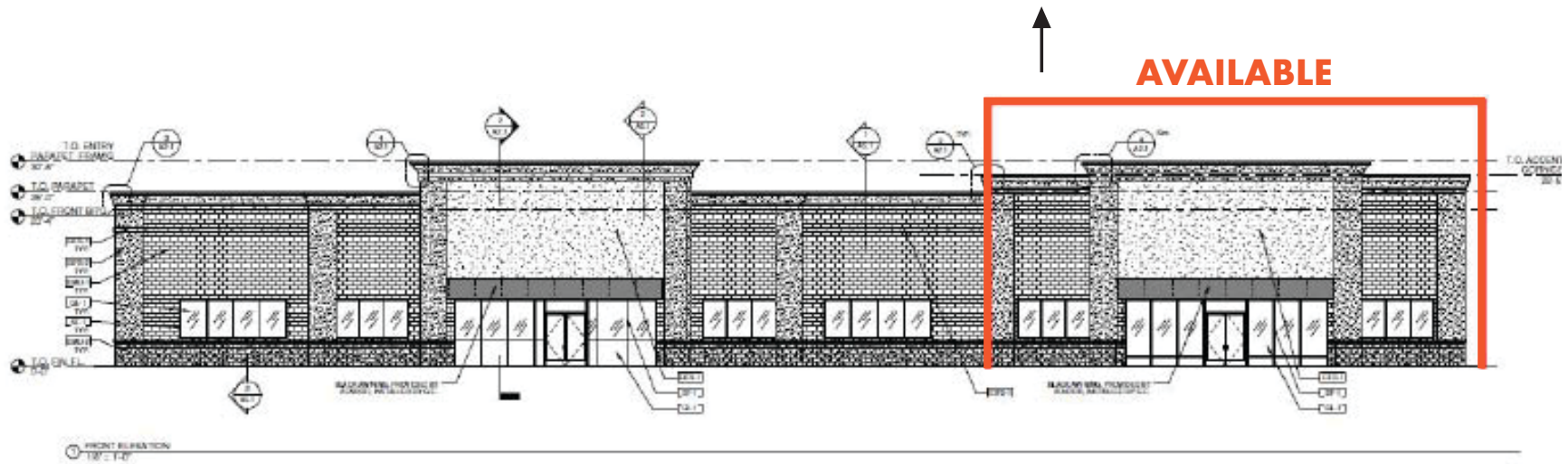
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# SITE PLAN

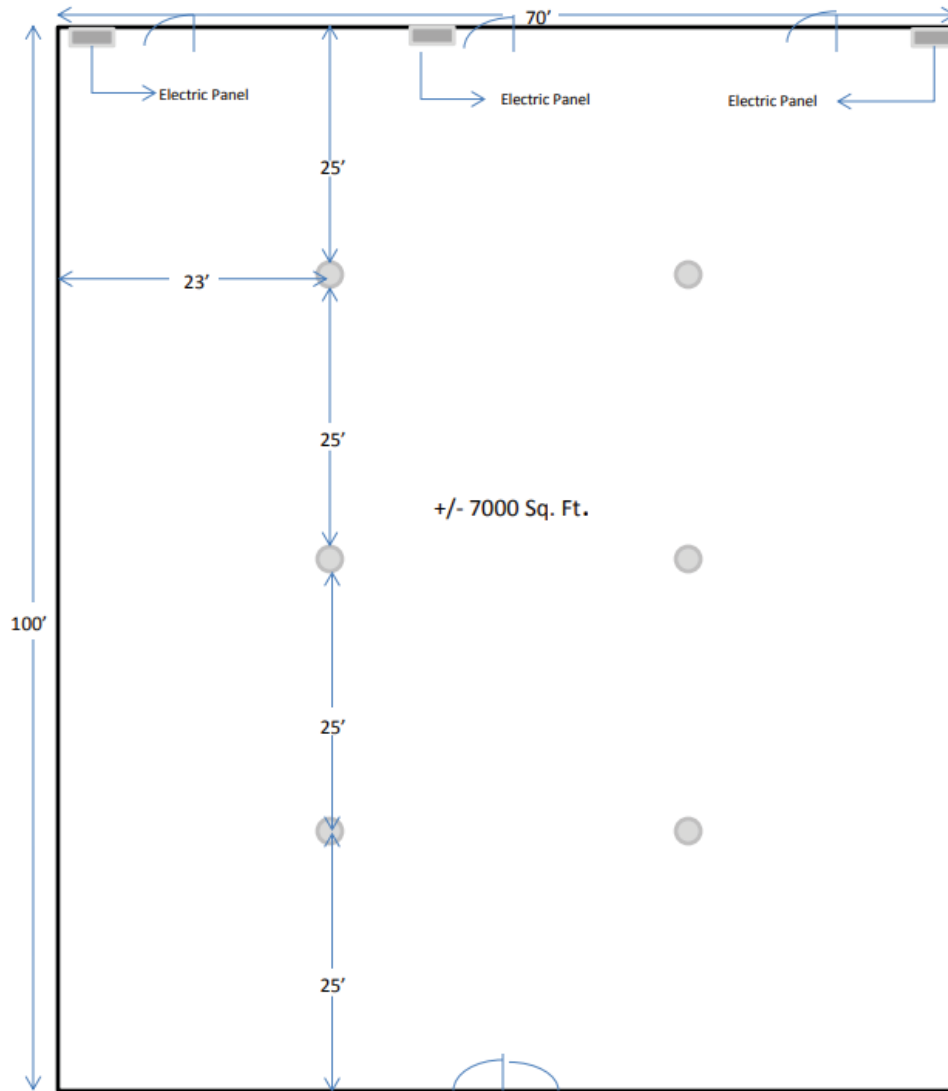


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# FLOORPLAN



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