

2 PRIME PADS

SALE OR LEASE

7500 S Crescent Blvd | Pennsauken, NJ 08109 | Camden County

PROPERTY HIGHLIGHTS

- Both outparcels located in Supermarket Anchored Shopping Center
- Pad #1 Former QSR Restaurant 2,710SF with Drive Thru for LEASE
- Pad #2 Vacant Outparcel 35,947SF can build up to 6,600SF FOR SALE OR LEASE
- Densely populated trade area with excellent daytime population
- Excellent visibility and access - multiple curb cuts to shopping center along Route 130 & Industrial Hwy
- Strong traffic counts along Route 130 with over 86,000 VPD
- Ideal location for Fast Food with Drive Thru, Retail, Convenience & Gas, Medical/Dental, Restaurant, Liquor Store
- End Cap of upto 10,074SF also available

Demographics	1 Mile	2 Miles	3 Miles
Population	17,759	90,409	159,367
Average HH Income	\$82,207	\$73,557	\$76,999
Total Businesses	772	2,678	5,041
Number of Employees	13,939	36,040	66,437

Traffic Counts S Crescent Blvd (Route 130): 86,047 VPD

*Data Source: Sites USA REGIS™ 2023



610-941-4034
 1000 FAYETTE STREET
 CONSHOHOCKEN, PA 19428

EXCLUSIVE AGENT:



STEVEN DEPETRIS
 856-231-1010 x203
 609-760-2543 CELL
 SDEPETRIS@LPRE.COM



SCAN FOR
 WEB SITE
 LPRE.COM

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SITE PLAN



LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

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AIRPORT CIRCLE PLAZA
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LOCAL COMPETITION



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REGIONAL MAP & CELL PHONE DATA



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