

GROUND LEASE OPPORTUNITY
2411 SICKLERVILLE ROAD

 **SICKLERVILLE, NJ 08081**

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OFFERING SUMMARY



ACREAGE AVAILABLE

+/- 4 acres



ASKING LEASE RATE

Call for details
Triple net lease



SIGNAGE

Monument



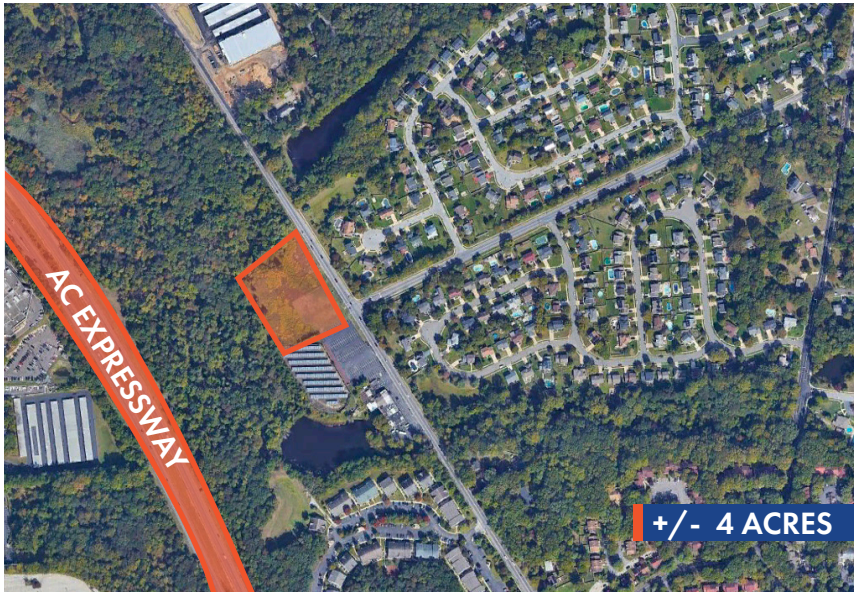
ROAD FRONTAGE

+/- 680 feet



AREA HIGHLIGHTS

- ✓ Exciting opportunity to secure a ground lease on an expansive +/- 4 acre plot of land, boasting an impressive +/- 680 feet of prime road frontage. This rare and highly desirable offering provides ample space for a range of potential uses
- ✓ Located in expansive Gloucester Township community. Exponential residential and commercial growth within the past decade
- ✓ This exceptional property offers unparalleled accessibility and convenience, with immediate access to two major thoroughfares, Route 42 and the Black Horse Pike. Boasting an impressive daily traffic count of approximately 20,000 cars, this prime location provides a steady stream of potential customers and clients for any business looking to maximize its exposure and reach



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	6,128	73,340	178,407
2027 POPULATION PROJECTION	6,164	73,847	179,403
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,187	26,220	65,920
2027 HOUSEHOLD PROJECTION	2,202	26,420	66,297
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$115,517	\$107,451	\$103,086
MEDIAN HOUSEHOLD INCOME	\$100,629	\$88,733	\$82,610
TRAFFIC COUNT	20,000 VPD		

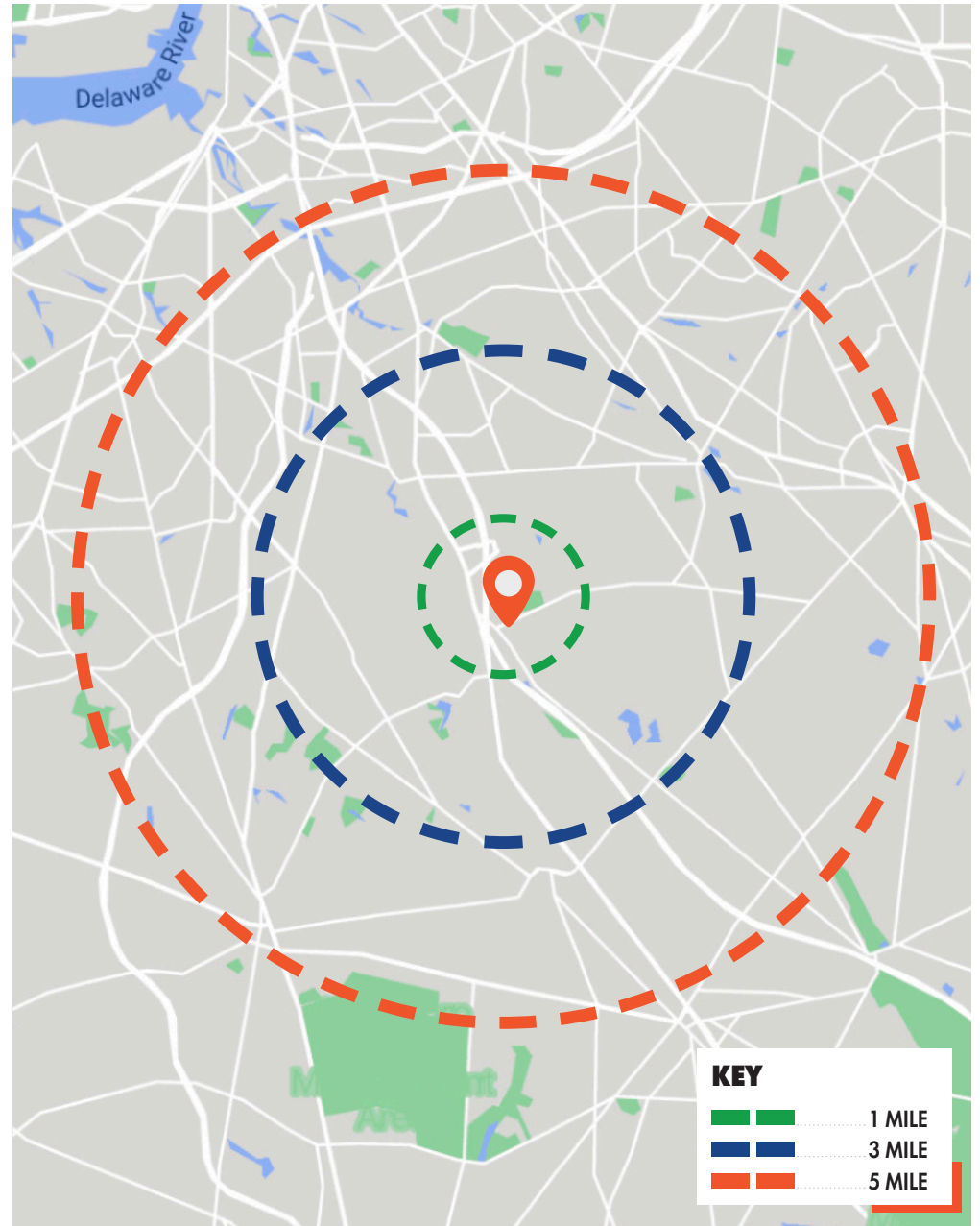
KEY DISTANCES

NJ ROUTE 42
1 MILE

GLOUCESTER PREMIUM OUTLETS
1.8 MILES

AC EXPRESSWAY
3 MILES

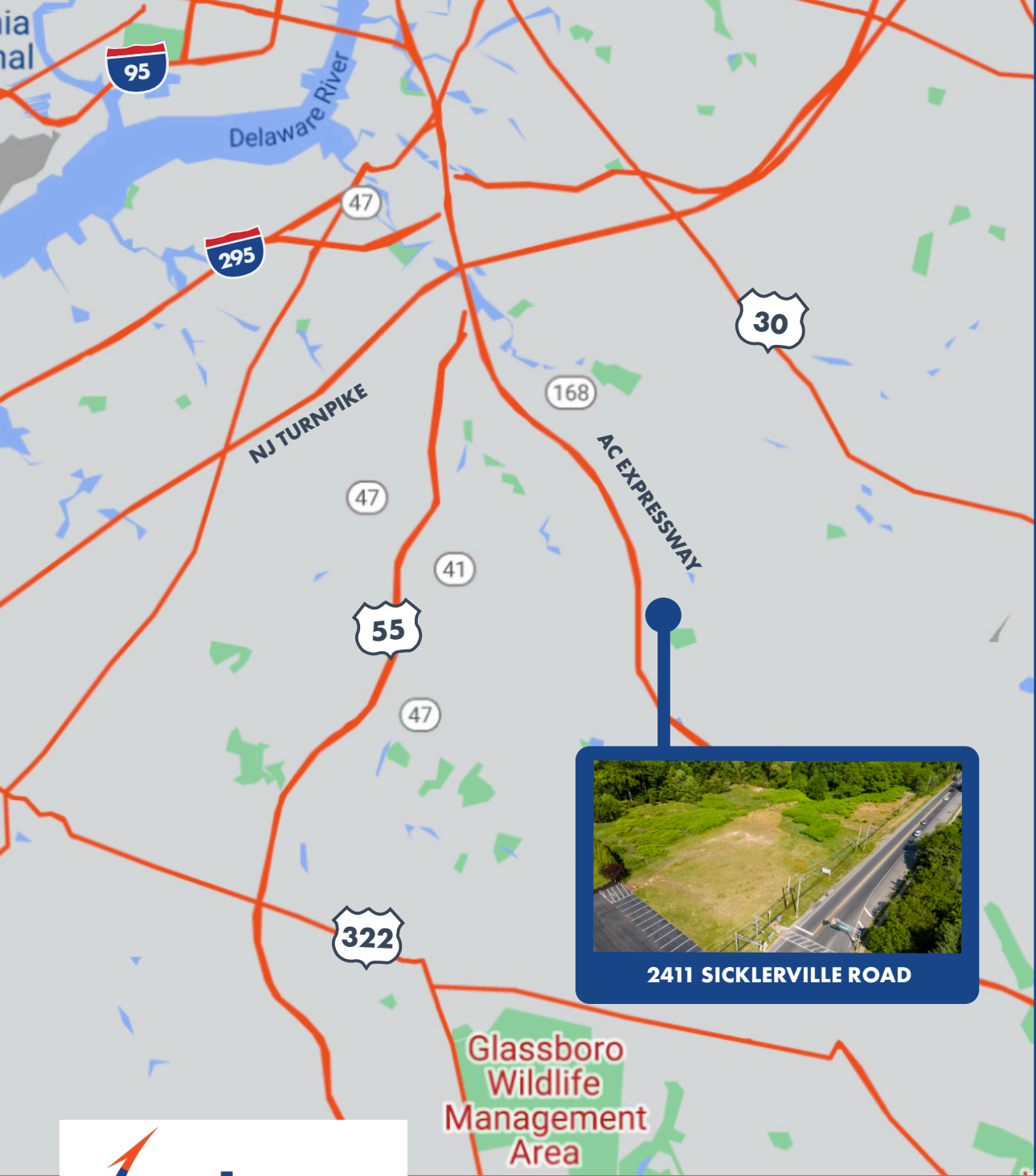
PHILADELPHIA
17 MILES



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NEARBY AMENITIES

RETAIL

- At Home
- Dave & Busters
- Dollar General
- Gloucester Premium Outlets
 - Levis
 - Michael Kors
 - Nike
 - Starbucks
 - & more!
- Hampton Inn
- Kohls
- Party City
- Pet Smart
- Rite Aid
- Target
- The UPS Store
- Wawa

DINING

- Arbys
- Buffalo Wild Wings
- Chick Fil A
- Dunkin
- Holy Tomato
- Meadows Diner
- Otts on the Green Bar & Grill
- Panera Bread
- Primo Hoagies
- Sams Bar & Grille
- Select Pizza & Grill
- TGI Fridays
- Villaris Lakeside



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CONCEPTUAL SITE PLAN FOR PROPOSED SUBDIVISION

