

# FORMER WALGREENS

FOR SALE 2 NORTH VIRGINIA AVENUE | PENNS GROVE, NJ 08069

9,550 SF FREE-STANDING  
WITH OFF STREET PARKING

VIEW PROPERTY 



## HIGHLIGHTS

- Easy full access from both South Virginia Avenue and East Main Street
- Combined traffic count of over 20,000 cars daily
- Free-Standing building at traffic lit corner with pylon sign
- Abundant 40 Car off-street parking
- Situated on .82 acre
- Zoning is H-C/I - Highway Commercial/Industrial

## TRAFFIC GENERATORS



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	8,638	12,758	17,523
AVERAGE HH INCOME	\$71,501	\$77,320	\$86,195
DAYTIME EMPLOYEES	1,723	2,952	4,652

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

 Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

 ICSC  
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## BIRDS EYE AERIAL

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48

130

boostmobile

EAST MAIN STREET  
(7,798 A.A.D.T)

SOUTH VIRGINIA AVENUE  
(11,662 A.A.D.T)

± 9,350 SF

SPEED MART

PYLON SIGN



GIOVANNI ITALIAN STYLE  
BEST FOOD IN TOWN CHINESE  
INKY'S DISCOUNT LIQUORS

FINE & FARE  
Supermarket  
COMING SOON!



A TEXQUITA RESTAURANT

Wawa



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LOW AERIAL

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HIGH AERIAL

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