



**FOR
LEASE**

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245 FRIES MILL ROAD
WASHINGTON TOWNSHIP, NJ 08012



OFFERING SUMMARY

Asking Lease Rate: \$26-28/SF NNN

Size Available: +/- 1,804 SF

Signage: Facade & Monument

Zoning: Neighborhood Commercial

Parking: +/- 80 Spaces

Traffic Count: +/- 28,701 VPD



PROPERTY HIGHLIGHTS

- + **Only remaining vacancy** in well-established retail center located at a signalized intersection. The end-cap space is ideal for a restaurant use as there is equipment within the space (key fee may apply). A "take-out" window exists with possibility of conversion to drive-through with appropriate permits and approvals in place
- + The center is home to a diverse roster of co-tenants including Miracle Ear, Earth Wise Pet Supply, Angelo's Pizza and more
- + The center is easily accessible from the Black Horse Pike, Hurffville-Cross Keys Road, and Fishpond Road. Nearby amenities include Pet Check Urgent Care, Jefferson Washington Township Hospital, Giant Fitness, and Lowe's

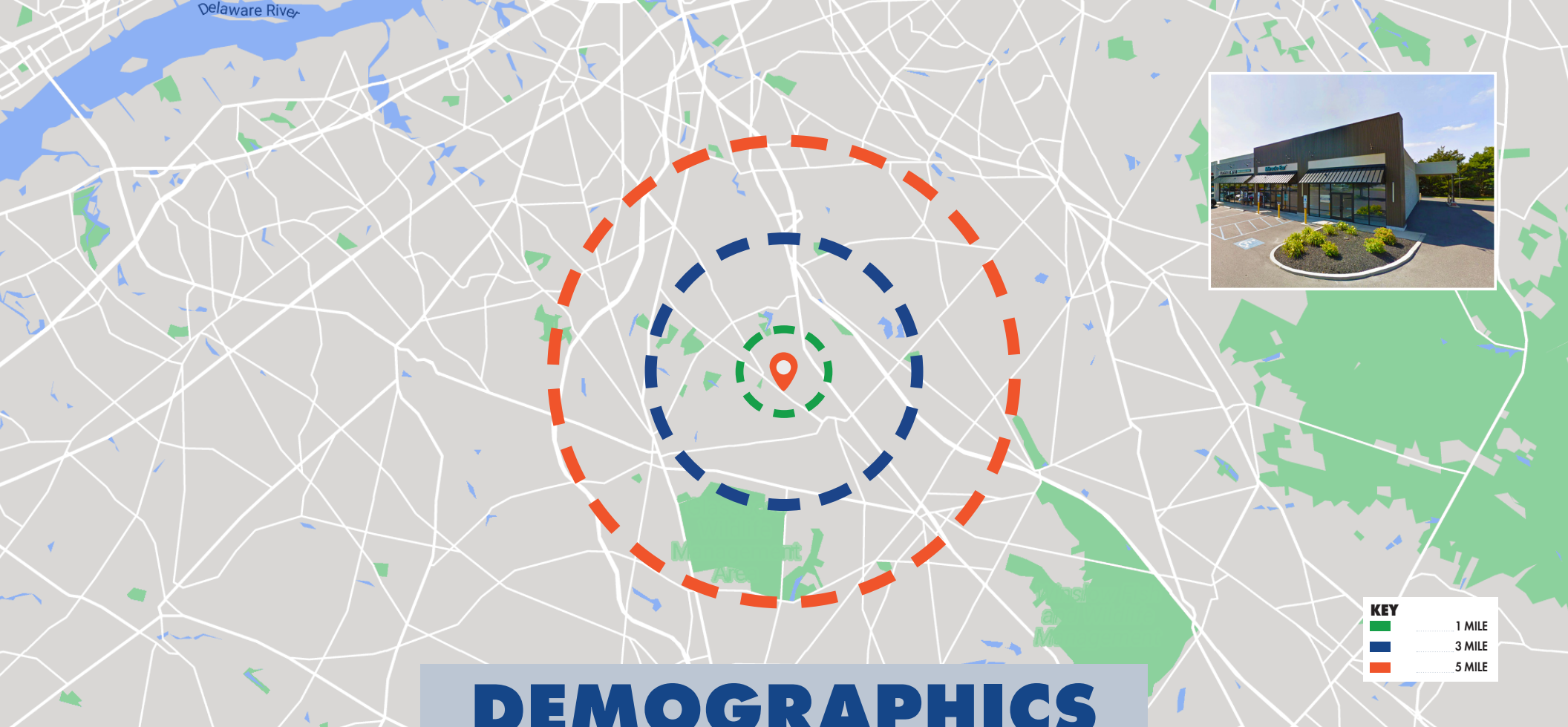


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KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,292	56,894	157,687
PROJECTED 2028	7,497	58,760	163,555

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,623	19,724	55,529
PROJECTED 2028	2,701	20,401	57,715

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	\$119,026	\$120,738	\$110,761
MEDIAN 2028	\$92,527	\$101,989	\$91,220

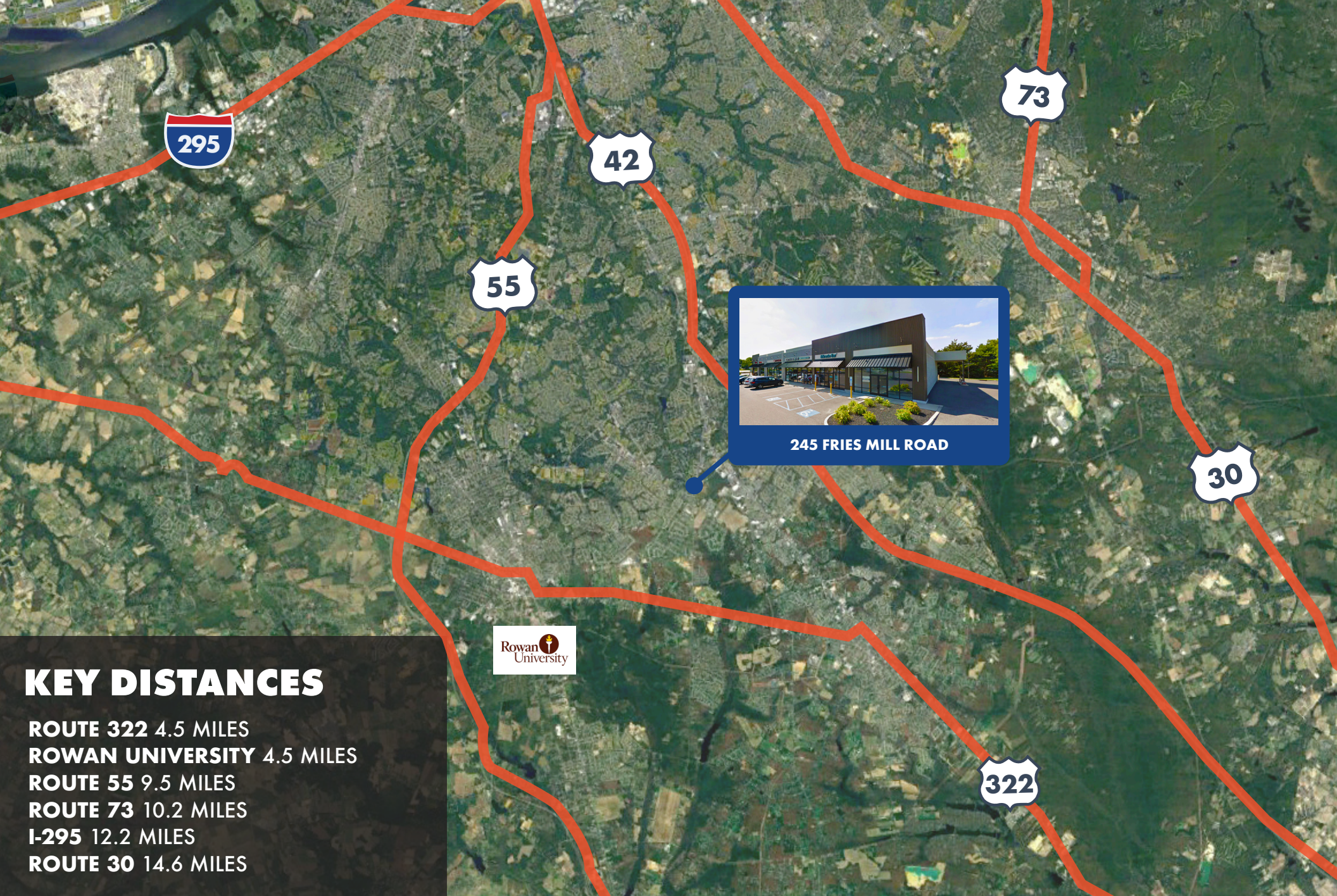


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KEY DISTANCES

- ROUTE 322 4.5 MILES
- ROWAN UNIVERSITY 4.5 MILES
- ROUTE 55 9.5 MILES
- ROUTE 73 10.2 MILES
- I-295 12.2 MILES
- ROUTE 30 14.6 MILES



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NEARBY AMENITIES

DINING

- Starbucks
- Angelos Pizza
- Chipotle
- Dunkin
- First Watch
- Nifty Fiftys
- Panda Express
- Pats Select
- PJ Whelihans
- Santuccis Pizza
- Sushi Circle
- Yoshimoto Japanese

RETAIL/GROCERY

- ACME
- Bowlero
- CVS
- Jefferson Hospital
- Dolce Nails & Spa
- Edge Fitness
- Famous Footwear
- Five Below
- Giant Fitness
- Goodwill
- Lowes Home Improvement
- Old Navy
- RiteAid
- Sams Club
- Target
- Verchios Produce
- Virtua Health
- Walmart
- Wawa



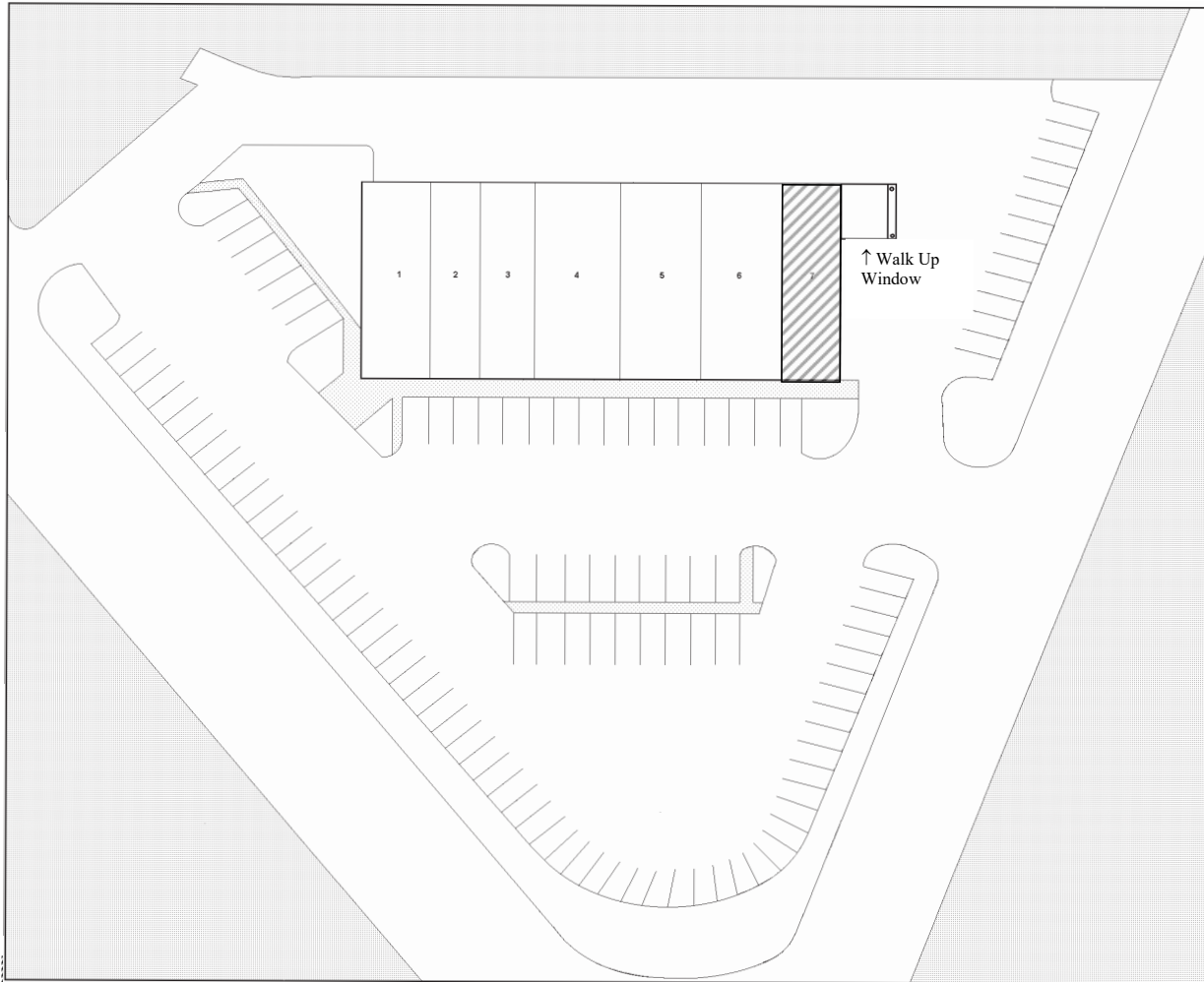
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SITE PLAN



TENANTS:

1. Angelo's Pizza
2. Kay Jays Ice Cream
3. Convenience Store
4. Sushi Maki LLC
5. Earthwise Pets
6. Miracle Ear
7. End Cap Restaurant Location



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