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1873 Marlton Pike, East, Suite 1C  
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## CROSSKEYS CENTER

681 BERLIN-CROSS KEYS ROAD, SICKLERVILLE, NJ 08081





# PROPERTY SUMMARY

**Asking Lease Rate:** \$18/SF NNN (NNN= ~\$10-11)

**SF Available:**

**End-Cap Unit 681:** +/- 1,380 SF

**Fully Equipped Restaurants:**

- In-Line Unit 685: +/- 1,400 SF

- In-Line Unit 687-689: +/- 2,200 SF

**Signage:** Facade

**Parking:** +/- 80 Spaces

**Traffic Count:** +/- 23,292 VPD



## PROPERTY HIGHLIGHTS

+ Located on one of Sicklerville's most heavily traveled corridors, this retail center enjoys unparalleled visibility with consistent daily traffic. Its proximity to major roadways, including the Atlantic City Expressway, and surrounding commercial activity makes it a key destination for both local residents and commuters, ensuring maximum exposure and accessibility for your business

+ Flexible unit sizes ranging from 1,380 SF to 2,200 SF, including two fully equipped restaurant spaces with 2nd generation kitchens, perfect for restaurants or food-service establishments

+ Strategically located in a Highway Commercial 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 Target, Wawa, Inspira Hospital, Dave's Hot Chicken and more

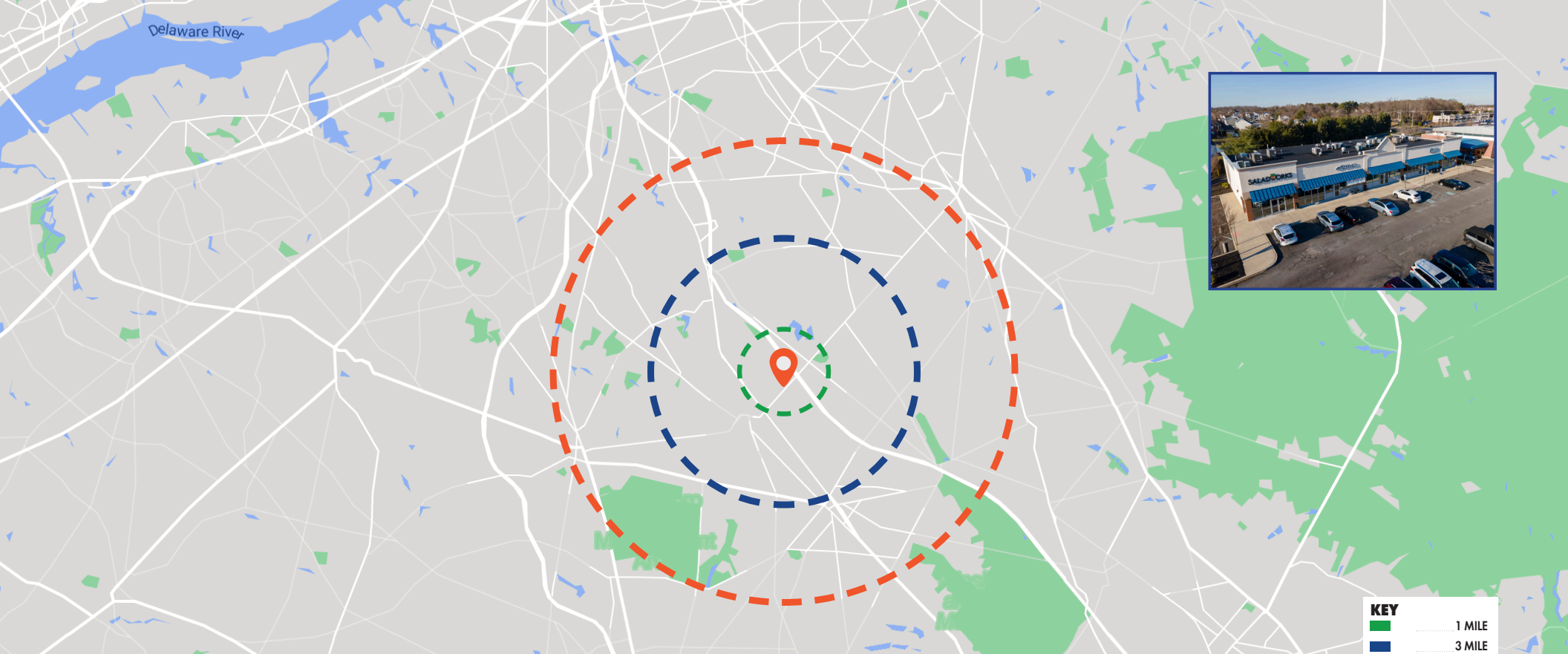


## FOR LEASE

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KEY	
<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,994	6,441	139,516
PROJECTED 2028	7,065	65,879	142,035

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,421	23,756	50,571
PROJECTED 2028	2,448	24,172	51,522

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$131,391	\$115,328	\$115,512
MEDIAN INCOME	\$121,422	\$94,499	\$94,958



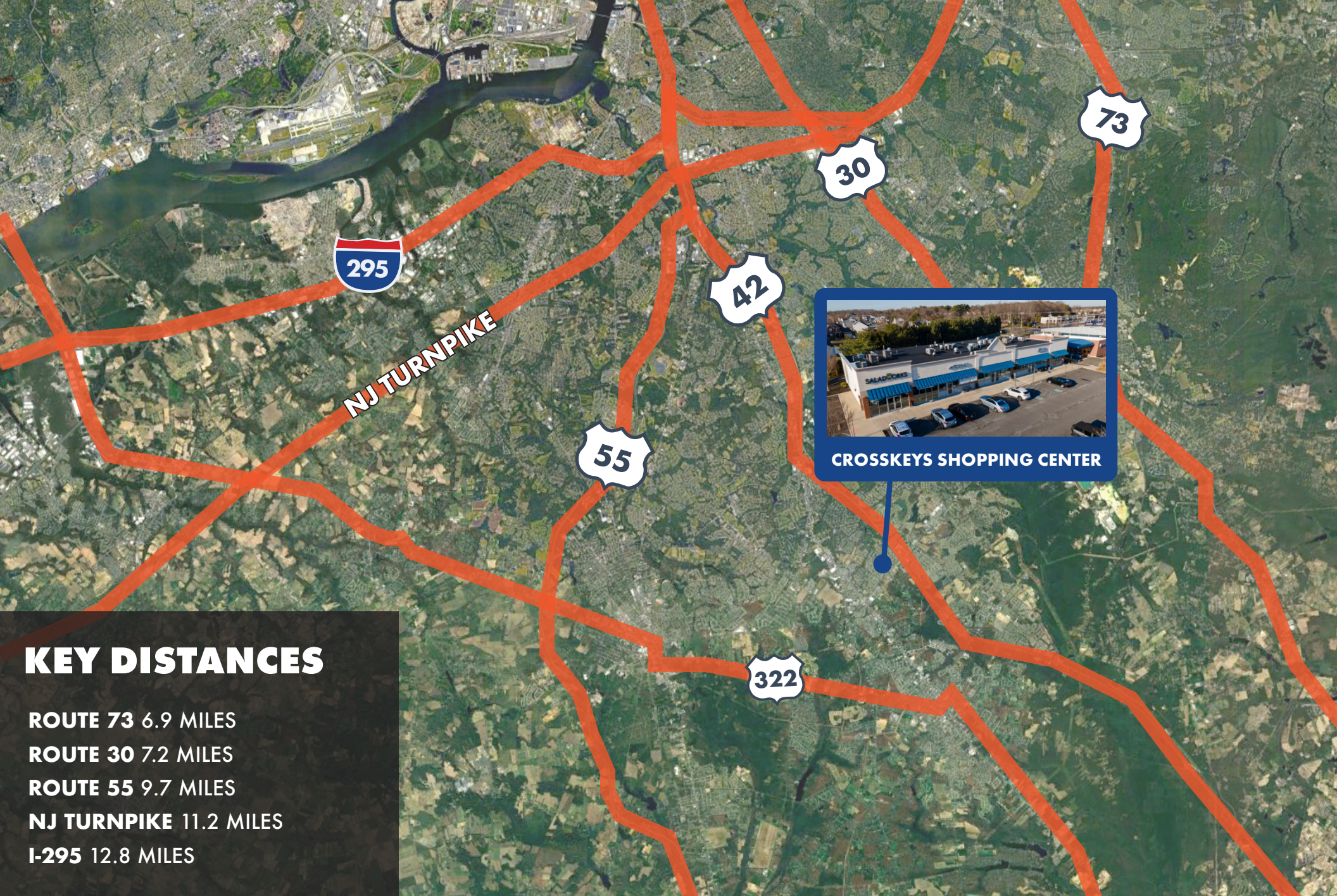
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## KEY DISTANCES

- ROUTE 73 6.9 MILES
- ROUTE 30 7.2 MILES
- ROUTE 55 9.7 MILES
- NJ TURNPIKE 11.2 MILES
- I-295 12.8 MILES



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# NEARBY AMENITIES

## DINING

- Applebees
- Buffalo Wild Wings
- Cinder Bar
- Creanies Ice Cream
- Crumbl Cookie
- Dunkin
- House of Brews American Grill
- IHOP
- Jersey Mikes
- Liscios Italian Bakery
- Mcdonalds
- Panda Express
- Racks Pub & Gril
- Sakura Japanese Restaurant
- Starbucks
- Texas Roadhouse

## RETAIL/GROCERY

- Bowlero
- CarMax
- CVS
- Hobby Lobby
- Lowes
- Marshalls
- Party City
- Regal UA
- Royal Farms
- Sams Club
- Target
- The Home Depot
- Tractor Supply
- Turnersville Auto Mall
- Ulta
- Urban Air Trampoline Park
- Walgreens
- Walmart
- Wawa



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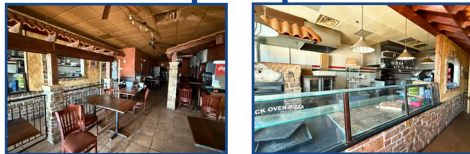
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# SITE PLAN

## CROSSKEYS CENTER



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# AERIAL VIEW



SALADWORKS

THE BREAKFAST  
NOOK

RITZ  
NAIL & SPA



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