

**FULL
RENOVATION
UNDERWAY!**



856.797.1919

www.VantageRES.com

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

RETAIL CENTER FOR LEASE

SOUTHWOOD SHOPPING CENTER

875 MANTUA PIKE, WEST DEPTFORD, NJ 08096

Emily Stein

Managing Director

& Director of Helathcare Services

856.797.1919
609.332.2561

Raki.Desai@VantageRES.com

Erika Camm

Property Manager &

Commercial Real Estate Advisor

856.797.1919
609.908.0606

Erika.Camm@VantageRES.com

Photo Credit: 42 Freeway

OFFERING SUMMARY



SIZE AVAILABLE

+/- 4,938 - 11,360 SF contiguous



LEASE RATE

\$16 - 24 / SF NNN



PARKING

7 spaces per 1,000 SF



SIGNAGE

Façade signage and pylon



HIGHLY TRAFFICKED ROUTE 45

AREA HIGHLIGHTS

- ✓ Southwood Shopping Center is an exciting opportunity located on Route 45 in Gloucester County. Route 45 connects Westville to Salem City, and runs through West Deptford, Mantua, Mullica Hill, and Woodstown
- ✓ The shopping center is positioned for growth. The center is currently under a full transformation to be completed within the next few months.
- ✓ The Shopping Center District in West Deptford includes the following uses: retail store, office, agency or studio, bank, personal service and craftsmen's shop, mortuary, restaurant or dining room



875 MANTUA PIKE, WEST DEPTFORD, NJ 08096

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,349	64,093	126,971
2026 POPULATION PROJECTION	8,324	64,314	127,276
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,128	25,293	49,483
2026 HOUSEHOLD PROJECTION	3,120	25,385	49,620
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$101,695	\$99,304	\$97,131
MEDIAN HOUSEHOLD INCOME	\$78,771	\$77,250	\$74,447
TRAFFIC COUNT	23, 630 VPD		

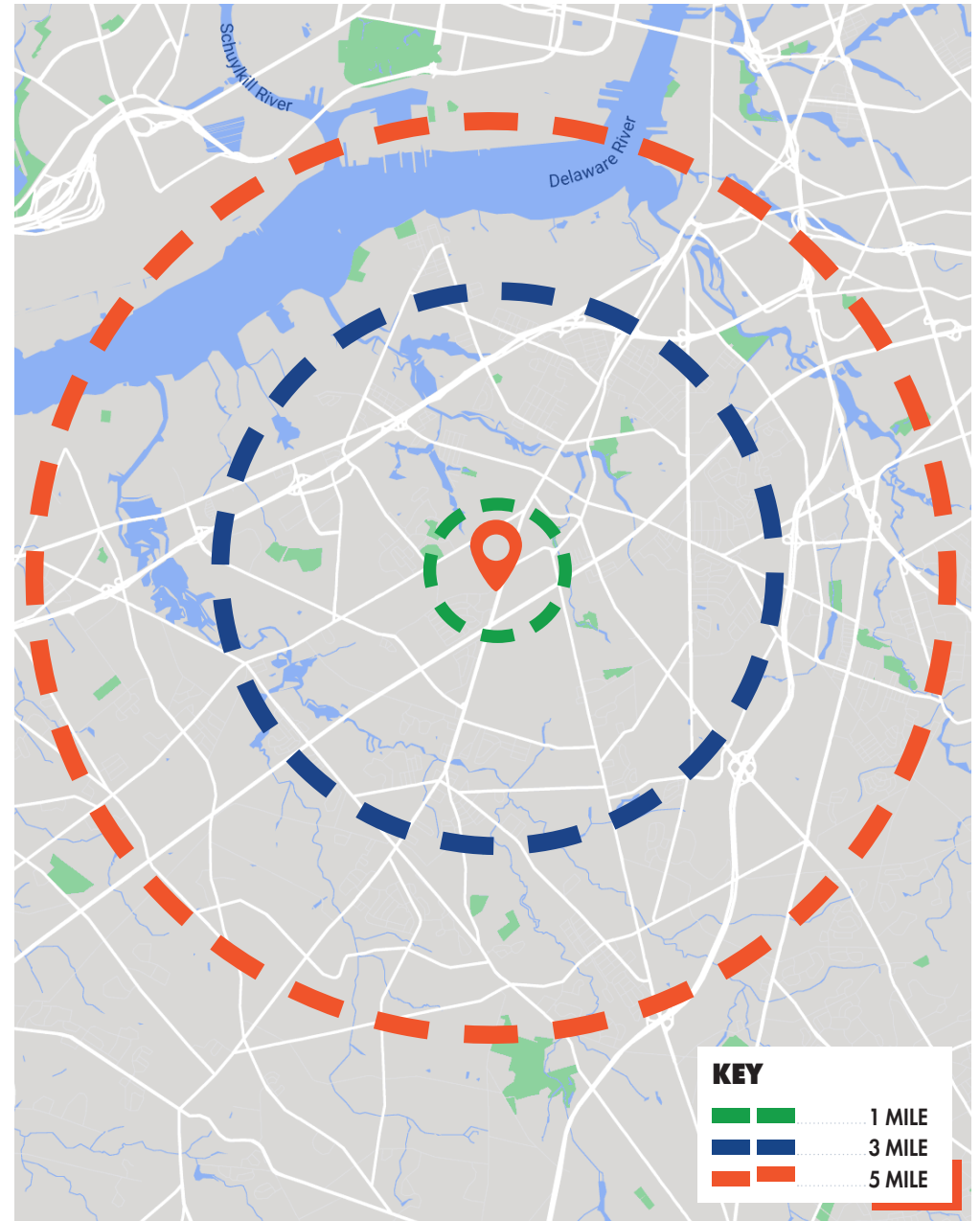
KEY DISTANCES

I-295
3.5 Miles

NJ TURNPIKE
9 Miles

DEPTFORD MALL
4.5 Miles

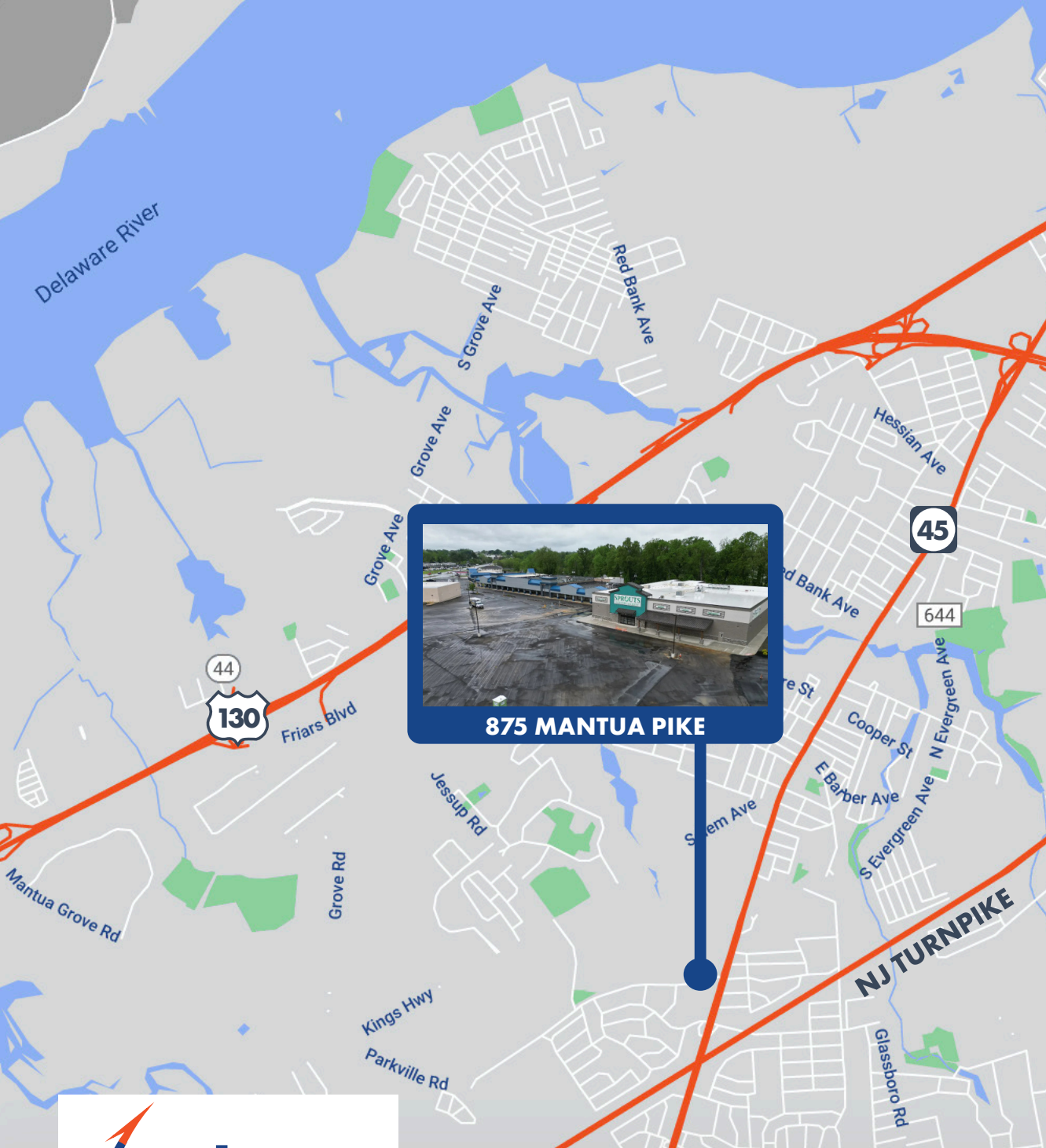
PHILADELPHIA, PA
15 Miles



875 MANTUA PIKE, WEST DEPTFORD, NJ 08096

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



875 MANTUA PIKE

NEARBY AMENITIES

DINING

- Domino's
- Dunkin'
- Hollywood Café & Sports Bar
- McDonald's
- Pizza Hut
- Popeye's
- Wawa
- Wendy's

RETAIL

- Acme Markets
- Advanced Auto Parts
- Big Lots
- CVS
- Dodge RAM
- Dollar General
- Giant Fitness
- Jeep
- JOANN Fabrics
- Lukoil
- Napa Auto Parts
- Nissan
- OceanFirst Bank
- Sherwin Williams
- ShopRite
- Staples
- TD Bank

MEDICAL

- Eastern Dental
- Jefferson Health Offices
- Penn Medicine Offices
- South Jersey Radiology



 **875 MANTUA PIKE, WEST DEPTFORD, NJ 08096**

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

SITE MAP

1. Orange Cleaners	2,000 SF
2. Whit or Whitout	1,200 SF
3. CW Threads	1,200 SF
4. Surge Society	1,528 SF
5. Elaborate Events	2,553 SF
6/7. Fruggie Too	1,600 SF
8. Hair Connection	800 SF
9. Anchored Financial Planning	1,500 SF
10. Tattoo Parlor	1,944 SF
11A. Warrior Sun Yoga	700 SF
11B. Blush Salon	1,000 SF
12. Bella Candles	480 SF
13. Clever Fox	720 SF
14. Ivy Rehab	2,515 SF
15. AVAILABLE	11,360 SF
16. Abbey Carpet	9,088 SF
17. AVAILABLE	7,935 SF
18/19. AVAILABLE	4,938 SF
20. Gemelle Salon	2,450 SF
21. Sprouts Farmers Market	23,256 SF
22. Urgent Care	7,488 SF
23. Bank of America	4,000 SF

