

# BROOKLAWN, NJ

342 BROOKLAWN CIRCLE 08030

±0.42 ACRE AVAILABLE FOR SALE

PHILADELPHIA MSA

DEVELOPMENT OPPORTUNITY LOCATED ON HEAVILY TRAVELLED BROOKLAWN CIRCLE



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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get in touch.

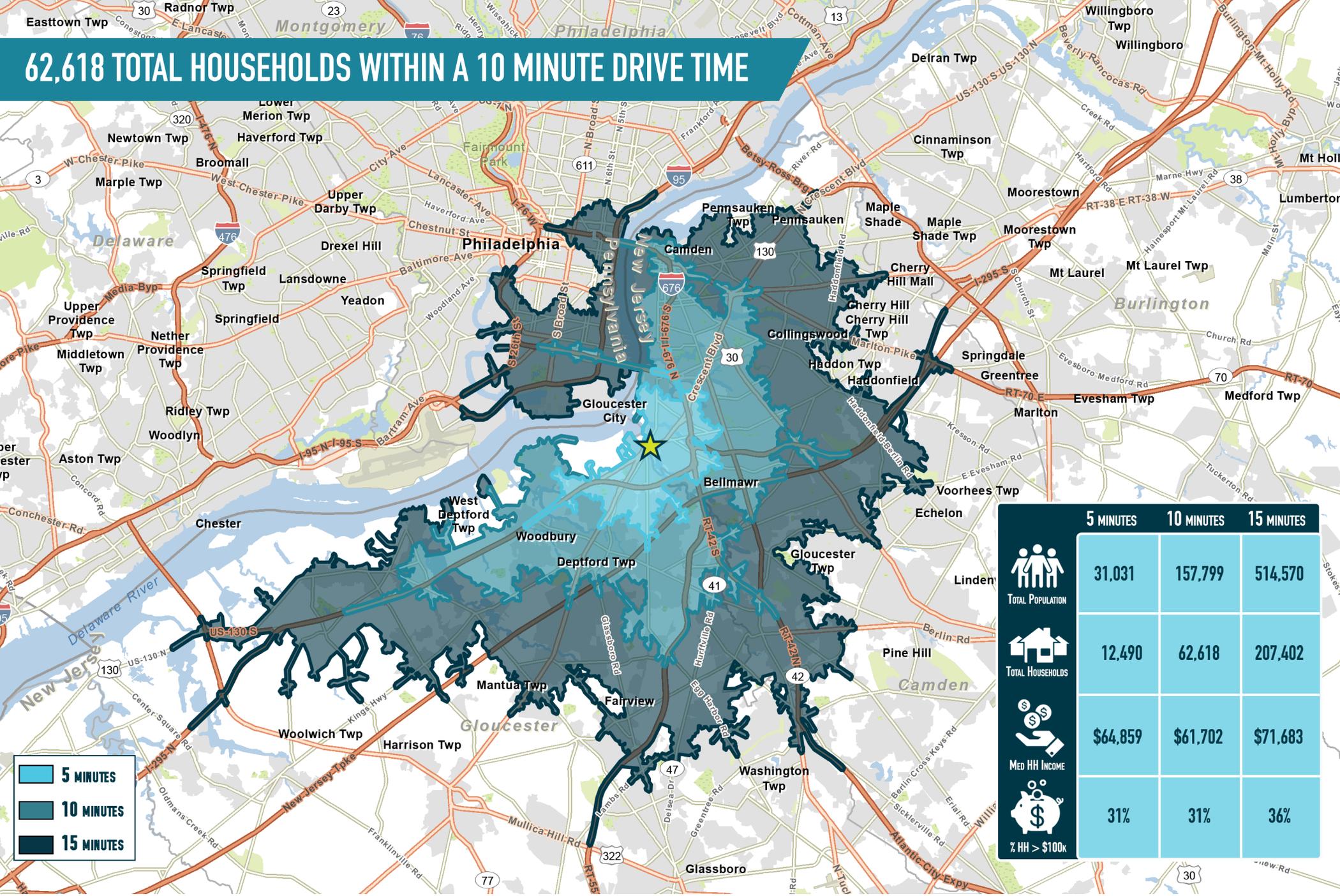
**BRENT BARBEHENN**

office 856.866.1900

direct 856.577.5993

bbarbehenn@metrocommercial.com

# 62,618 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



■ 5 MINUTES  
■ 10 MINUTES  
■ 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	31,031	157,799	514,570
TOTAL HOUSEHOLDS	12,490	62,618	207,402
MED HH INCOME	\$64,859	\$61,702	\$71,683
% HH > \$100k	31%	31%	36%

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# EASILY ACCESSIBLE VIA ROUTE 130, BROADWAY, DELSEA DRIVE, AND CREEK ROAD



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# EXCELLENT VISIBILITY

**VERCHIO'S**  
Produce & Deli

**EMPIRE DINER**

**CONOCO**

**Clancy's RESTAURANTS**

**Westbrook LANES**

**SWAP SHOP**

**SITE**  
±0.42 ACRES

**BROOKLAWN CIR 21,871 VPD**

**GATEWAY BLVD**

**S HANNEVIG AVE**

**HORTON AVE**

**CRESCENT BLVD**

**OLD SALEM RD**

**CREEK RD**

130

130

47

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