

FORMER RITE AID

FOR SALE 3 EAST BROAD STREET | PAULSBORO, NJ 08066

± 9,975 SF FREE STANDING
WITH OFF-STREET PARKING

VIEW PROPERTY 



HIGHLIGHTS

- Easy full access from 3 streets: Broad Street, N Delaware Street and West Buck Street in the rear
- Prime traffic lit corner location
- Large freestanding pylon sign
- Abundant 44 Car off-street parking
- Situated on 1.23 acres
- Zoning: C-1 Commercial

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	6,875	11,302	22,482
AVERAGE HH INCOME	\$100,162	\$102,549	\$110,634
DAYTIME EMPLOYEES	2,055	4,943	9,780

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

 **ICSC**
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

RICHARD L. SOLOFF

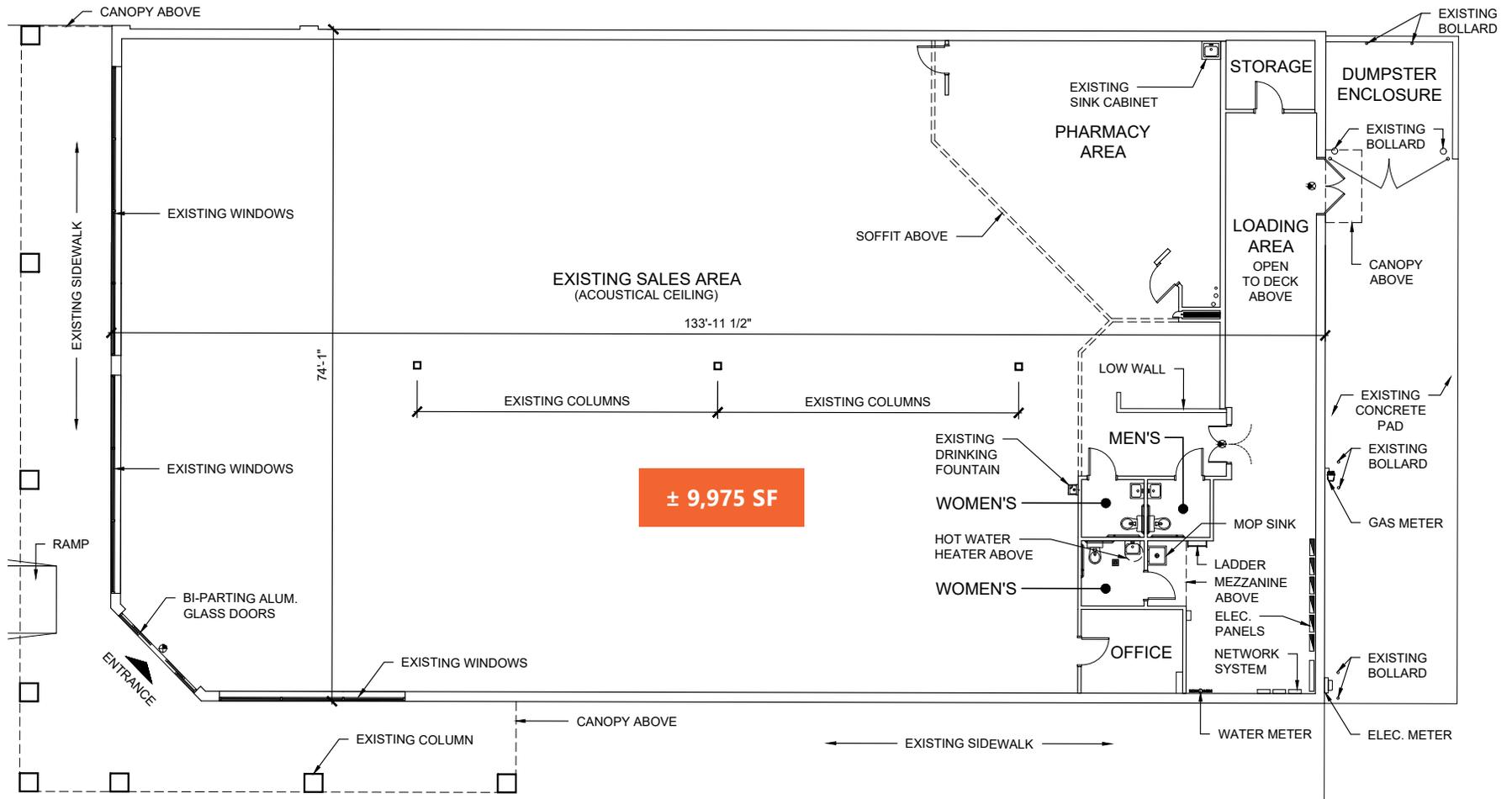
RICHARD@SRDRE.COM | 610.834.0400

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FLOOR PLANS

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FORMER RITE AID

BIRDS EYE AERIAL

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[VIEW PROPERTY](#)



True Value



INDEPENDENT CONTENT STUDIO

NJ COMIC STOP

ROMEO'S RECORD SHOP

PYLON SIGN

DOLLAR GENERAL

metro by T-Mobile

BROAD STREET (7,576 AADT)

SENIOR CITIZENS CLUB

Jackson Hewitt TAX SERVICE

BURT'S LIQUOR STORE



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LOW AERIAL

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HIGH AERIAL

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PAULSBORO PLAZA

- save a lot
- DOLLAR TREE
- Osteria 545
- FEO'S AUTO PARTS
- DON & BERT'S CUSTARD STAND

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