

101 West Main Street, Moorestown, NJ 08057
12,380 SF Office building in the heart of downtown Moorestown
Join Retail Sites, LLC
3,500 SF Lower-Level space available for lease



Location

- Building is in the heart of downtown Moorestown
- Located 13-miles from Center City, Philadelphia, 3-miles from New Jersey Turnpike and I-295
- 12,537 ADT on West Main Street

Demographics in a 3-mile radius:

- Average HH incomes: \$137,197
- Population: 62,312

Description

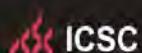
- ±12,380 SF 3-story Office Building
- Within walking distance of local food and services
- Neighboring Tenants Include: Rite Aid, CVS Pharmacy, TD Bank, Wawa

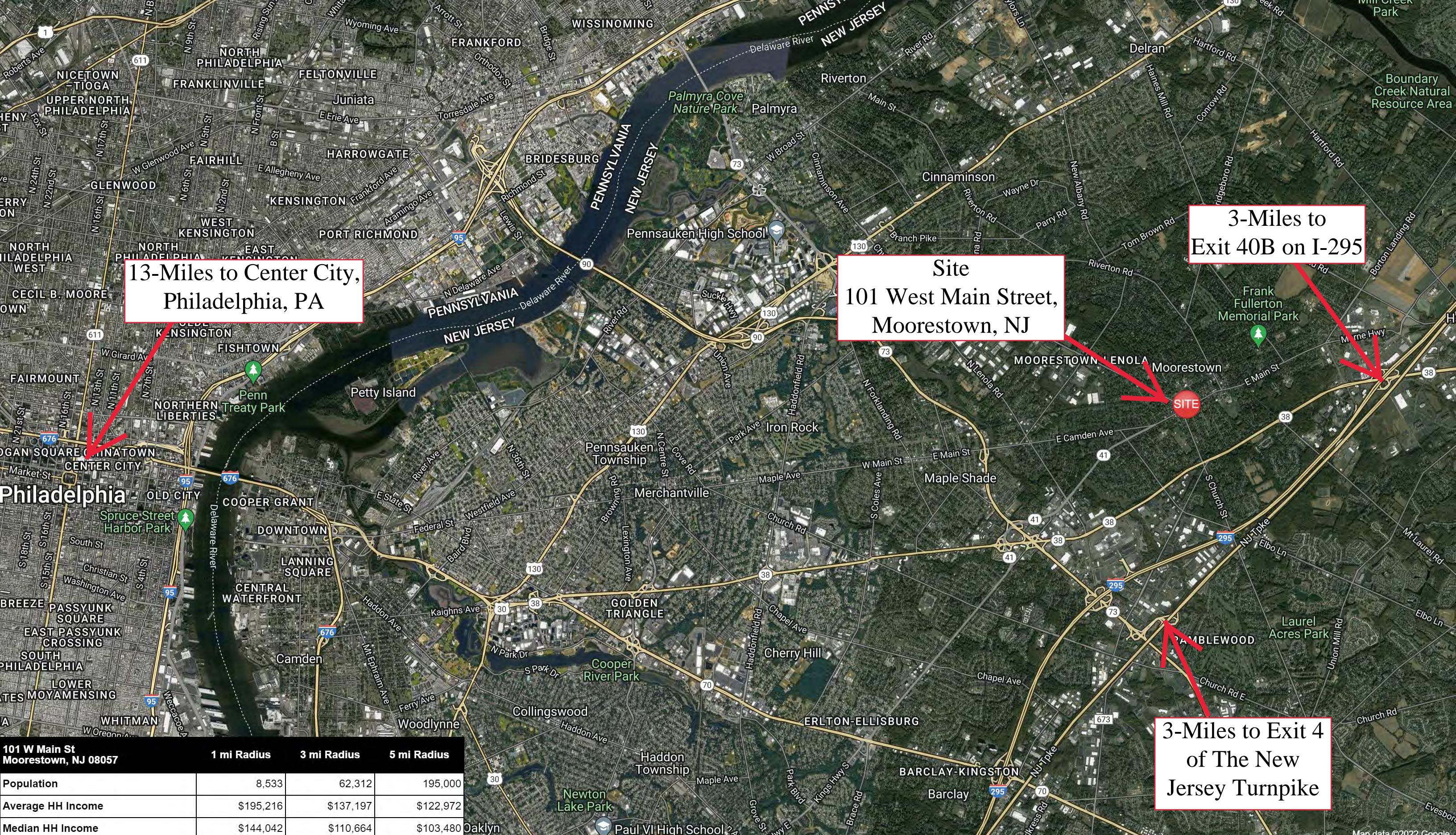
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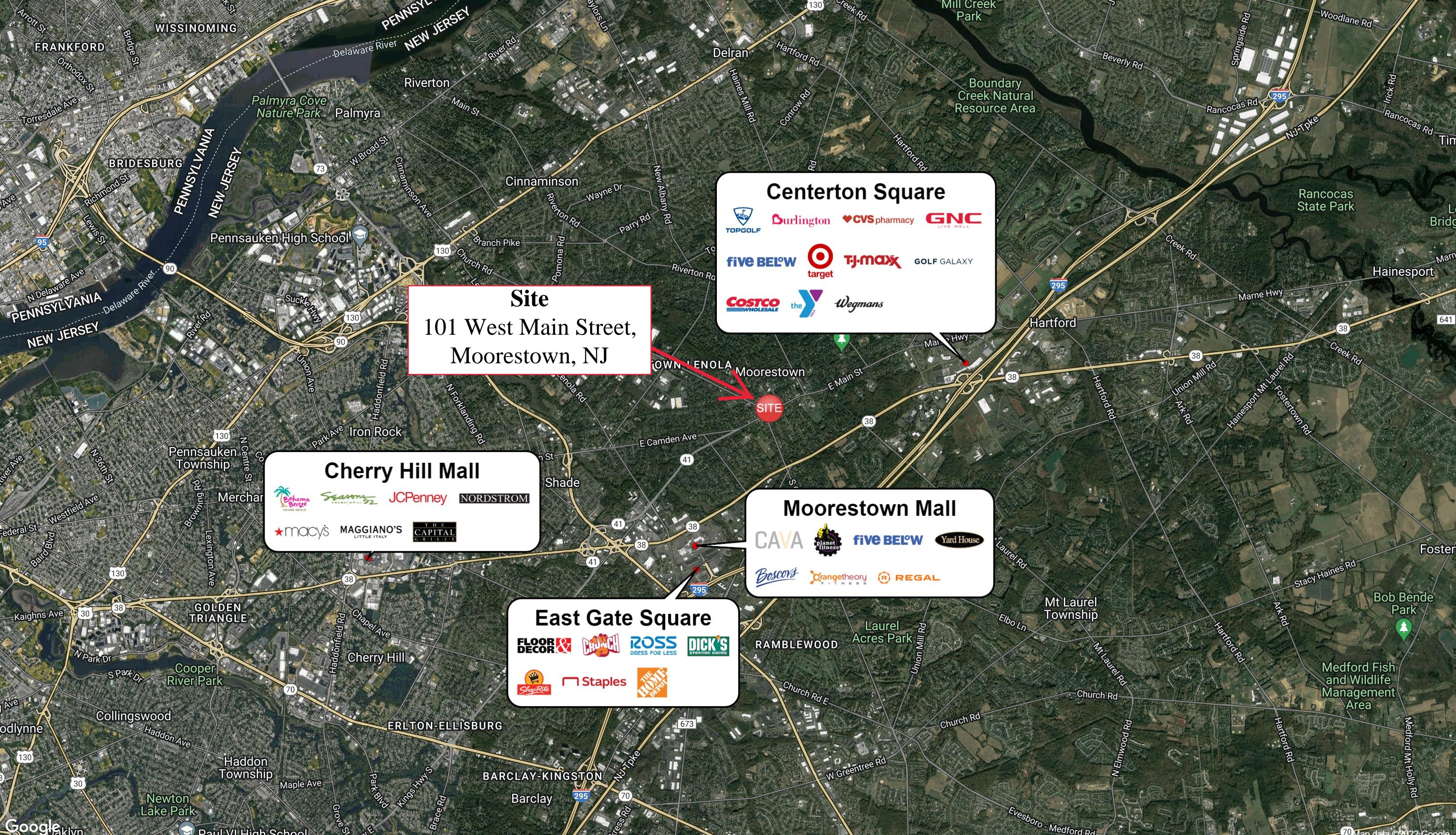




101 W Main St
Moorestown, NJ 08057

July 2022

 **Retail Sites**







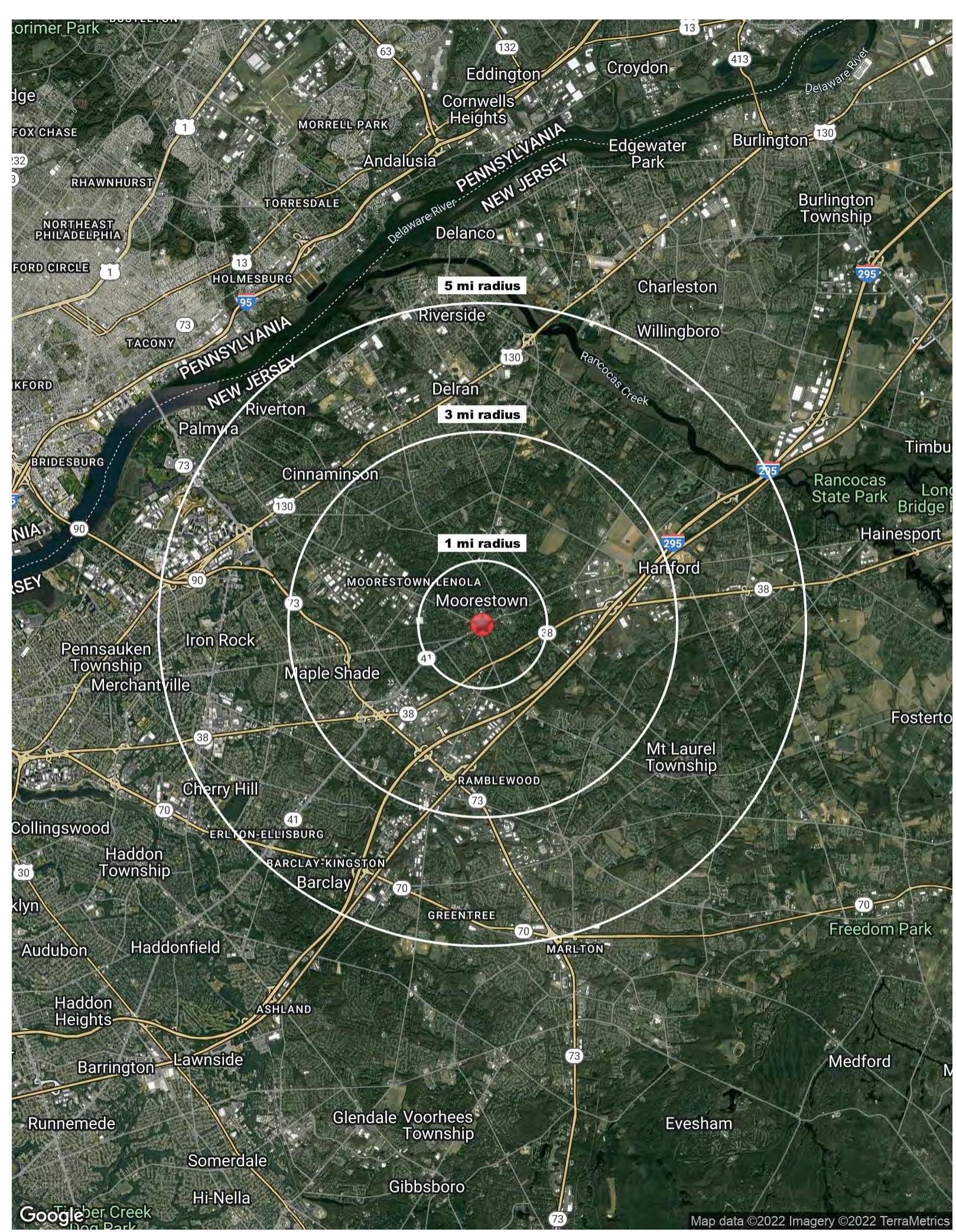
Public
Parking

Site
101 West Main
Street,
Moorestown, NJ



Lower-Level Photos
101 West Main Street
Moorestown, NJ 08057





Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

| 101 W Main St Moorestown, NJ 08057 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|----------------|----------------|----------------|
| Population | | | |
| Estimated Population (2022) | 8,533 | 62,312 | 195,000 |
| Projected Population (2027) | 8,442 | 62,235 | 196,283 |
| Census Population (2020) | 8,306 | 62,040 | 194,430 |
| Census Population (2010) | 8,324 | 60,350 | 186,188 |
| Projected Annual Growth (2022 to 2027) | -91 -0.2% | -77 - | 1,283 0.1% |
| Historical Annual Growth (2020 to 2022) | 227 1.4% | 273 0.2% | 570 0.1% |
| Historical Annual Growth (2010 to 2020) | -17 -0.1% | 1,689 1.4% | 8,242 2.2% |
| Estimated Population Density (2022) | 2,718 psm | 2,205 psm | 2,484 psm |
| Trade Area Size | 3.1 sq mi | 28.3 sq mi | 78.5 sq mi |
| Households | | | |
| Estimated Households (2022) | 3,143 | 24,772 | 76,743 |
| Projected Households (2027) | 3,138 | 24,995 | 77,937 |
| Census Households (2020) | 3,058 | 24,578 | 76,513 |
| Census Households (2010) | 3,087 | 23,900 | 72,721 |
| Estimated Households with Children (2022) | 1,090 34.7% | 7,458 30.1% | 23,433 30.5% |
| Estimated Average Household Size (2022) | 2.67 | 2.48 | 2.52 |
| Average Household Income | | | |
| Estimated Average Household Income (2022) | \$195,216 | \$137,197 | \$122,972 |
| Projected Average Household Income (2027) | \$251,359 | \$170,897 | \$150,764 |
| Estimated Average Family Income (2022) | \$230,114 | \$171,272 | \$146,394 |
| Median Household Income | | | |
| Estimated Median Household Income (2022) | \$144,042 | \$110,664 | \$103,480 |
| Projected Median Household Income (2027) | \$174,885 | \$131,858 | \$124,458 |
| Estimated Median Family Income (2022) | \$174,769 | \$138,895 | \$126,357 |
| Per Capita Income | | | |
| Estimated Per Capita Income (2022) | \$72,018 | \$54,642 | \$48,465 |
| Projected Per Capita Income (2027) | \$93,545 | \$68,735 | \$59,932 |
| Estimated Per Capita Income 5 Year Growth | \$21,528 29.9% | \$14,094 25.8% | \$11,467 23.7% |
| Estimated Average Household Net Worth (2022) | \$2,649,424 | \$1,767,945 | \$1,612,442 |
| Daytime Demos (2022) | | | |
| Total Businesses | 448 | 3,451 | 10,354 |
| Total Employees | 4,166 | 60,816 | 144,048 |
| Company Headquarter Businesses | 13 3.0% | 177 5.1% | 492 4.8% |
| Company Headquarter Employees | 710 17.0% | 22,819 37.5% | 38,808 26.9% |
| Employee Population per Business | 9.3 | 17.6 | 13.9 |
| Residential Population per Business | 19.0 | 18.1 | 18.8 |

Expanded Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057

1 mi radius 3 mi radius 5 mi radius

| Race & Ethnicity | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|--------------|---------------|
| White (2022) | 6,666 78.1% | 45,296 72.7% | 133,513 68.5% |
| Black or African American (2022) | 695 8.2% | 5,990 9.6% | 21,903 11.2% |
| American Indian or Alaska Native (2022) | 20 0.2% | 142 0.2% | 449 0.2% |
| Asian (2022) | 363 4.3% | 4,632 7.4% | 16,663 8.5% |
| Hawaiian or Pacific Islander (2022) | - - | 27 - | 77 - |
| Other Race (2022) | 246 2.9% | 2,229 3.6% | 8,870 4.5% |
| Two or More Races (2022) | 542 6.4% | 3,996 6.4% | 13,525 6.9% |
| Not Hispanic or Latino Population (2022) | 8,065 94.5% | 57,769 92.7% | 177,957 91.3% |
| Hispanic or Latino Population (2022) | 468 5.5% | 4,543 7.3% | 17,043 8.7% |
| Not Hispanic or Latino Population (2027) | 7,975 94.5% | 57,679 92.7% | 179,001 91.2% |
| Hispanic or Latino Population (2027) | 467 5.5% | 4,556 7.3% | 17,282 8.8% |
| Not Hispanic or Latino Population (2020) | 7,871 94.8% | 57,624 92.9% | 178,069 91.6% |
| Hispanic or Latino Population (2020) | 435 5.2% | 4,415 7.1% | 16,361 8.4% |
| Not Hispanic or Latino Population (2010) | 8,021 96.4% | 57,320 95.0% | 175,842 94.4% |
| Hispanic or Latino Population (2010) | 302 3.6% | 3,030 5.0% | 10,346 5.6% |
| Projected Hispanic Annual Growth (2022 to 2027) | -1 - | 13 - | 239 0.3% |
| Historic Hispanic Annual Growth (2010 to 2022) | 166 4.6% | 1,513 4.2% | 6,697 5.4% |
| Age Distribution (2022) | 1 mi radius | 3 mi radius | 5 mi radius |
| Age Under 5 | 339 4.0% | 2,748 4.4% | 9,070 4.7% |
| Age 5 to 9 Years | 531 6.2% | 3,553 5.7% | 10,994 5.6% |
| Age 10 to 14 Years | 651 7.6% | 3,947 6.3% | 12,286 6.3% |
| Age 15 to 19 Years | 575 6.7% | 3,675 5.9% | 11,625 6.0% |
| Age 20 to 24 Years | 358 4.2% | 3,195 5.1% | 9,813 5.0% |
| Age 25 to 29 Years | 326 3.8% | 3,572 5.7% | 11,352 5.8% |
| Age 30 to 34 Years | 357 4.2% | 3,634 5.8% | 12,244 6.3% |
| Age 35 to 39 Years | 471 5.5% | 3,846 6.2% | 12,648 6.5% |
| Age 40 to 44 Years | 564 6.6% | 4,215 6.8% | 13,291 6.8% |
| Age 45 to 49 Years | 591 6.9% | 4,176 6.7% | 12,875 6.6% |
| Age 50 to 54 Years | 659 7.7% | 4,478 7.2% | 13,973 7.2% |
| Age 55 to 59 Years | 634 7.4% | 4,189 6.7% | 13,243 6.8% |
| Age 60 to 64 Years | 642 7.5% | 4,320 6.9% | 13,314 6.8% |
| Age 65 to 74 Years | 978 11.5% | 6,961 11.2% | 21,368 11.0% |
| Age 75 to 84 Years | 581 6.8% | 4,005 6.4% | 12,060 6.2% |
| Age 85 Years or Over | 277 3.2% | 1,801 2.9% | 4,845 2.5% |
| Median Age | 44.9 | 42.9 | 42.2 |
| Gender Age Distribution (2022) | 1 mi radius | 3 mi radius | 5 mi radius |
| Female Population | 4,445 52.1% | 32,224 51.7% | 101,023 51.8% |
| Age 0 to 19 Years | 1,008 22.7% | 6,766 21.0% | 21,517 21.3% |
| Age 20 to 64 Years | 2,386 53.7% | 18,210 56.5% | 57,769 57.2% |
| Age 65 Years or Over | 1,051 23.6% | 7,247 22.5% | 21,737 21.5% |
| Female Median Age | 46.4 | 44.2 | 43.5 |
| Male Population | 4,088 47.9% | 30,088 48.3% | 93,977 48.2% |
| Age 0 to 19 Years | 1,088 26.6% | 7,155 23.8% | 22,458 23.9% |
| Age 20 to 64 Years | 2,216 54.2% | 17,414 57.9% | 54,984 58.5% |
| Age 65 Years or Over | 785 19.2% | 5,519 18.3% | 16,535 17.6% |
| Male Median Age | 43.1 | 41.6 | 40.9 |

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057

1 mi radius 3 mi radius 5 mi radius

| Household Income Distribution (2022) | | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------|-------------|-------------|-------------|
| HH Income \$200,000 or More | 988 | 31.4% | 4,618 | 18.6% |
| HH Income \$150,000 to \$199,999 | 470 | 15.0% | 2,772 | 11.2% |
| HH Income \$100,000 to \$149,999 | 642 | 20.4% | 4,877 | 19.7% |
| HH Income \$75,000 to \$99,999 | 330 | 10.5% | 3,132 | 12.6% |
| HH Income \$50,000 to \$74,999 | 308 | 9.8% | 3,704 | 15.0% |
| HH Income \$35,000 to \$49,999 | 103 | 3.3% | 1,909 | 7.7% |
| HH Income \$25,000 to \$34,999 | 66 | 2.1% | 1,324 | 5.3% |
| HH Income \$15,000 to \$24,999 | 69 | 2.2% | 1,091 | 4.4% |
| HH Income Under \$15,000 | 166 | 5.3% | 1,346 | 5.4% |
| HH Income \$35,000 or More | 2,842 | 90.4% | 21,012 | 84.8% |
| HH Income \$75,000 or More | 2,431 | 77.3% | 15,398 | 62.2% |
| Housing (2022) | | | | |
| Total Housing Units | 3,325 | | 26,238 | 81,012 |
| Housing Units Occupied | 3,143 | 94.5% | 24,772 | 94.4% |
| Housing Units Owner-Occupied | 2,534 | 80.6% | 18,064 | 72.9% |
| Housing Units, Renter-Occupied | 609 | 19.4% | 6,708 | 27.1% |
| Housing Units, Vacant | 182 | 5.8% | 1,465 | 5.9% |
| Marital Status (2022) | | | | |
| Never Married | 1,952 | 27.8% | 15,563 | 29.9% |
| Currently Married | 3,846 | 54.8% | 26,902 | 51.7% |
| Separated | 351 | 5.0% | 2,097 | 4.0% |
| Widowed | 325 | 4.6% | 3,169 | 6.1% |
| Divorced | 538 | 7.7% | 4,335 | 8.3% |
| Household Type (2022) | | | | |
| Population Family | 7,418 | 86.9% | 51,536 | 82.7% |
| Population Non-Family | 973 | 11.4% | 9,890 | 15.9% |
| Population Group Quarters | 142 | 1.7% | 887 | 1.4% |
| Family Households | 2,322 | 73.9% | 16,442 | 66.4% |
| Non-Family Households | 821 | 26.1% | 8,330 | 33.6% |
| Married Couple with Children | 811 | 21.1% | 5,648 | 21.0% |
| Average Family Household Size | 3.2 | | 3.1 | 3.1 |
| Household Size (2022) | | | | |
| 1 Person Households | 726 | 23.1% | 7,070 | 28.5% |
| 2 Person Households | 1,091 | 34.7% | 8,329 | 33.6% |
| 3 Person Households | 511 | 16.3% | 3,876 | 15.6% |
| 4 Person Households | 483 | 15.4% | 3,402 | 13.7% |
| 5 Person Households | 243 | 7.7% | 1,495 | 6.0% |
| 6 or More Person Households | 89 | 2.8% | 600 | 2.4% |
| Household Vehicles (2022) | | | | |
| Households with 0 Vehicles Available | 124 | 3.9% | 990 | 4.0% |
| Households with 1 Vehicles Available | 710 | 22.6% | 8,057 | 32.5% |
| Households with 2 or More Vehicles Available | 2,309 | 73.5% | 15,726 | 63.5% |
| Total Vehicles Available | 6,774 | | 47,933 | 146,227 |
| Average Vehicles Per Household | 2.2 | | 1.9 | 1.9 |

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101 W Main St Moorestown, NJ 08057

1 mi radius 3 mi radius 5 mi radius

| Labor Force (2022) | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|------------------|------------------|-------------|
| Estimated Labor Population Age 16 Years or Over | 6,861 | 51,194 | 160,025 | |
| Estimated Civilian Employed | 4,338 63.2% | 32,661 63.8% | 101,238 63.3% | |
| Estimated Civilian Unemployed | 104 1.5% | 1,229 2.4% | 3,979 2.5% | |
| Estimated in Armed Forces | 57 0.8% | 256 0.5% | 1,350 0.8% | |
| Estimated Not in Labor Force | 2,361 34.4% | 17,049 33.3% | 53,457 33.4% | |
| Unemployment Rate | 1.5% | 2.4% | 2.5% | |
| Occupation (2022) | | 1 mi radius | 3 mi radius | 5 mi radius |
| Occupation: Population Age 16 Years or Over | 4,338 | 32,661 | 101,238 | |
| Management, Business, Financial Operations | 1,041 24.0% | 6,945 21.3% | 19,809 19.6% | |
| Professional, Related | 1,465 33.8% | 9,931 30.4% | 30,437 30.1% | |
| Service | 404 9.3% | 4,347 13.3% | 13,598 13.4% | |
| Sales, Office | 914 21.1% | 6,736 20.6% | 20,836 20.6% | |
| Farming, Fishing, Forestry | - - | 13 - | 77 - | |
| Construct, Extraction, Maintenance | 239 5.5% | 1,860 5.7% | 6,784 6.7% | |
| Production, Transport Material Moving | 275 6.3% | 2,829 8.7% | 9,697 9.6% | |
| White Collar Workers | 3,421 78.8% | 23,612 72.3% | 71,082 70.2% | |
| Blue Collar Workers | 918 21.2% | 9,049 27.7% | 30,156 29.8% | |
| Consumer Expenditure (2022) | | 1 mi radius | 3 mi radius | 5 mi radius |
| Total Household Expenditure | \$372.42 M | \$2.2 B | \$6.28 B | |
| Total Non-Retail Expenditure | \$198.81 M | 53.4% \$1.17 B | 53.1% \$3.33 B | 53.0% |
| Total Retail Expenditure | \$173.61 M | 46.6% \$1.03 B | 46.9% \$2.95 B | 47.0% |
| Apparel | \$13.59 M | 3.6% \$79.21 M | 3.6% \$224.94 M | 3.6% |
| Contributions | \$13.87 M | 3.7% \$78.24 M | 3.6% \$219.28 M | 3.5% |
| Education | \$14.03 M | 3.8% \$76.03 M | 3.5% \$210.25 M | 3.4% |
| Entertainment | \$22.09 M | 5.9% \$128.33 M | 5.8% \$364.59 M | 5.8% |
| Food and Beverages | \$53.04 M | 14.2% \$317.63 M | 14.4% \$909.33 M | 14.5% |
| Furnishings and Equipment | \$13.59 M | 3.6% \$79.29 M | 3.6% \$225.54 M | 3.6% |
| Gifts | \$10.77 M | 2.9% \$60.18 M | 2.7% \$167.19 M | 2.7% |
| Health Care | \$29.57 M | 7.9% \$179.58 M | 8.2% \$516.59 M | 8.2% |
| Household Operations | \$15.29 M | 4.1% \$88.95 M | 4.0% \$252.23 M | 4.0% |
| Miscellaneous Expenses | \$7.14 M | 1.9% \$42.1 M | 1.9% \$119.82 M | 1.9% |
| Personal Care | \$4.98 M | 1.3% \$29.52 M | 1.3% \$84.22 M | 1.3% |
| Personal Insurance | \$2.97 M | 0.8% \$16.8 M | 0.8% \$47.35 M | 0.8% |
| Reading | \$832.84 K | 0.2% \$4.89 M | 0.2% \$13.88 M | 0.2% |
| Shelter | \$77.93 M | 20.9% \$461.41 M | 21.0% \$1.31 B | 20.9% |
| Tobacco | \$1.69 M | 0.5% \$11.24 M | 0.5% \$32.96 M | 0.5% |
| Transportation | \$66.36 M | 17.8% \$396.45 M | 18.0% \$1.14 B | 18.1% |
| Utilities | \$24.66 M | 6.6% \$152.14 M | 6.9% \$439.2 M | 7.0% |
| Educational Attainment (2022) | | 1 mi radius | 3 mi radius | 5 mi radius |
| Adult Population Age 25 Years or Over | 6,079 | 45,196 | 141,212 | |
| Elementary (Grade Level 0 to 8) | 36 0.6% | 887 2.0% | 3,131 2.2% | |
| Some High School (Grade Level 9 to 11) | 87 1.4% | 1,144 2.5% | 5,109 3.6% | |
| High School Graduate | 885 14.6% | 10,403 23.0% | 34,218 24.2% | |
| Some College | 726 11.9% | 6,908 15.3% | 23,918 16.9% | |
| Associate Degree Only | 391 6.4% | 3,747 8.3% | 11,270 8.0% | |
| Bachelor Degree Only | 2,126 35.0% | 12,795 28.3% | 38,776 27.5% | |
| Graduate Degree | 1,828 30.1% | 9,312 20.6% | 24,790 17.6% | |

Expanded Profile

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101 W Main St Moorestown, NJ 08057

1 mi radius 3 mi radius 5 mi radius

| Units In Structure (2022) | | 1 | mi | radius | 3 | mi | radius | 5 | mi | radius |
|---|--|-----------|-------|--------|-----------|-------|--------|-----------|-------|--------|
| 1 Detached Unit | | 2,373 | 76.9% | | 15,872 | 66.4% | | 49,468 | 68.0% | |
| 1 Attached Unit | | 362 | 11.7% | | 3,056 | 12.8% | | 11,058 | 15.2% | |
| 2 to 4 Units | | 137 | 4.4% | | 1,665 | 7.0% | | 4,111 | 5.7% | |
| 5 to 9 Units | | 93 | 3.0% | | 1,034 | 4.3% | | 3,050 | 4.2% | |
| 10 to 19 Units | | 93 | 3.0% | | 1,070 | 4.5% | | 2,482 | 3.4% | |
| 20 to 49 Units | | 50 | 1.6% | | 773 | 3.2% | | 1,975 | 2.7% | |
| 50 or More Units | | 27 | 0.9% | | 1,221 | 5.1% | | 4,300 | 5.9% | |
| Mobile Home or Trailer | | 8 | 0.3% | | 81 | 0.3% | | 301 | 0.4% | |
| Other Structure | | - | - | | - | - | | - | - | |
| Homes Built By Year (2022) | | | | | | | | | | |
| Homes Built 2010 or later | | 115 | 3.7% | | 791 | 3.3% | | 2,374 | 3.3% | |
| Homes Built 2000 to 2009 | | 202 | 6.6% | | 1,839 | 7.7% | | 5,461 | 7.5% | |
| Homes Built 1990 to 1999 | | 232 | 7.5% | | 3,274 | 13.7% | | 10,395 | 14.3% | |
| Homes Built 1980 to 1989 | | 217 | 7.0% | | 2,777 | 11.6% | | 11,194 | 15.4% | |
| Homes Built 1970 to 1979 | | 394 | 12.8% | | 5,584 | 23.4% | | 13,284 | 18.3% | |
| Homes Built 1960 to 1969 | | 409 | 13.2% | | 4,210 | 17.6% | | 13,640 | 18.8% | |
| Homes Built 1950 to 1959 | | 448 | 14.5% | | 2,845 | 11.9% | | 10,520 | 14.5% | |
| Homes Built Before 1949 | | 1,125 | 36.5% | | 3,454 | 14.5% | | 9,875 | 13.6% | |
| Home Values (2022) | | | | | | | | | | |
| Home Values \$1,000,000 or More | | 84 | 3.3% | | 256 | 1.4% | | 577 | 1.0% | |
| Home Values \$500,000 to \$999,999 | | 825 | 32.6% | | 3,173 | 17.6% | | 6,287 | 10.6% | |
| Home Values \$400,000 to \$499,999 | | 477 | 18.8% | | 1,667 | 9.2% | | 4,206 | 7.1% | |
| Home Values \$300,000 to \$399,999 | | 563 | 22.2% | | 4,120 | 22.8% | | 12,022 | 20.3% | |
| Home Values \$200,000 to \$299,999 | | 438 | 17.3% | | 5,332 | 29.5% | | 20,317 | 34.4% | |
| Home Values \$150,000 to \$199,999 | | 75 | 3.0% | | 2,062 | 11.4% | | 9,419 | 15.9% | |
| Home Values \$100,000 to \$149,999 | | 39 | 1.6% | | 945 | 5.2% | | 4,049 | 6.8% | |
| Home Values \$70,000 to \$99,999 | | 18 | 0.7% | | 258 | 1.4% | | 964 | 1.6% | |
| Home Values \$50,000 to \$69,999 | | 8 | 0.3% | | 27 | 0.2% | | 487 | 0.8% | |
| Home Values \$25,000 to \$49,999 | | 4 | 0.2% | | 55 | 0.3% | | 208 | 0.4% | |
| Home Values Under \$25,000 | | 3 | 0.1% | | 170 | 0.9% | | 607 | 1.0% | |
| Owner-Occupied Median Home Value | | \$441,549 | | | \$338,253 | | | \$293,507 | | |
| Renter-Occupied Median Rent | | \$1,197 | | | \$1,243 | | | \$1,267 | | |
| Transportation To Work (2022) | | | | | | | | | | |
| Drive to Work Alone | | 3,266 | 75.3% | | 26,917 | 82.4% | | 82,615 | 81.6% | |
| Drive to Work in Carpool | | 387 | 8.9% | | 2,169 | 6.6% | | 7,320 | 7.2% | |
| Travel to Work by Public Transportation | | 232 | 5.4% | | 1,337 | 4.1% | | 4,179 | 4.1% | |
| Drive to Work on Motorcycle | | 7 | 0.2% | | 11 | - | | 49 | - | |
| Walk or Bicycle to Work | | 102 | 2.3% | | 344 | 1.1% | | 1,171 | 1.2% | |
| Other Means | | 16 | 0.4% | | 147 | 0.4% | | 524 | 0.5% | |
| Work at Home | | 328 | 7.6% | | 1,736 | 5.3% | | 5,381 | 5.3% | |
| Travel Time (2022) | | | | | | | | | | |
| Travel to Work in 14 Minutes or Less | | 1,365 | 31.5% | | 8,946 | 27.4% | | 24,010 | 23.7% | |
| Travel to Work in 15 to 29 Minutes | | 1,162 | 26.8% | | 10,077 | 30.9% | | 32,917 | 32.5% | |
| Travel to Work in 30 to 59 Minutes | | 995 | 22.9% | | 9,018 | 27.6% | | 29,396 | 29.0% | |
| Travel to Work in 60 Minutes or More | | 488 | 11.3% | | 2,884 | 8.8% | | 9,535 | 9.4% | |
| Average Minutes Travel to Work | | 20.3 | | | 22.2 | | | 23.5 | | |

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