

PREMIER RETAIL INVESTMENT



+/- 9,040 SF SITUATED ON 5.91 ACRES

399 East Broad Street, Bridgeton, NJ

New 5 Year Lease with Two (2) Additional 5 Year Renewal Options
Lease Expiration 7/31/2030

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NEW JERSEY | PENNSYLVANIA | NEW YORK

399 East Broad Street, Bridgeton, NJ



9,040 SF Single Story Building



Situated on 5.91 Acres



Call for Information



National Tenant: Dollar Tree



Cap Rate: 6.4%



**New 5 Yr Lease
+ (2) 5 Yr Renewals Options
Lease Expires 7/31/2030**

Wolf Commercial Real Estate (WCRE | CORFAC International) has been appointed the exclusive agent to market and sell 399 Broad Street in Bridgeton, New Jersey, a prime retail investment opportunity featuring a freestanding, newly constructed Dollar Tree property. The national credit tenant recently extended their lease through July 31, 2030, securing a new five-year term with two additional five-year renewal options, reaffirming their long-term commitment to the location.

Strategically positioned at a signalized intersection along heavily traveled East Broad Street, the property benefits from an average daily traffic count of $\pm 15,000$ vehicles. Offered at a compelling 6.4% cap rate, this asset provides investors with stable, in-place cash flow backed by a creditworthy tenant in a modern, low-maintenance building.

Aerial Overview



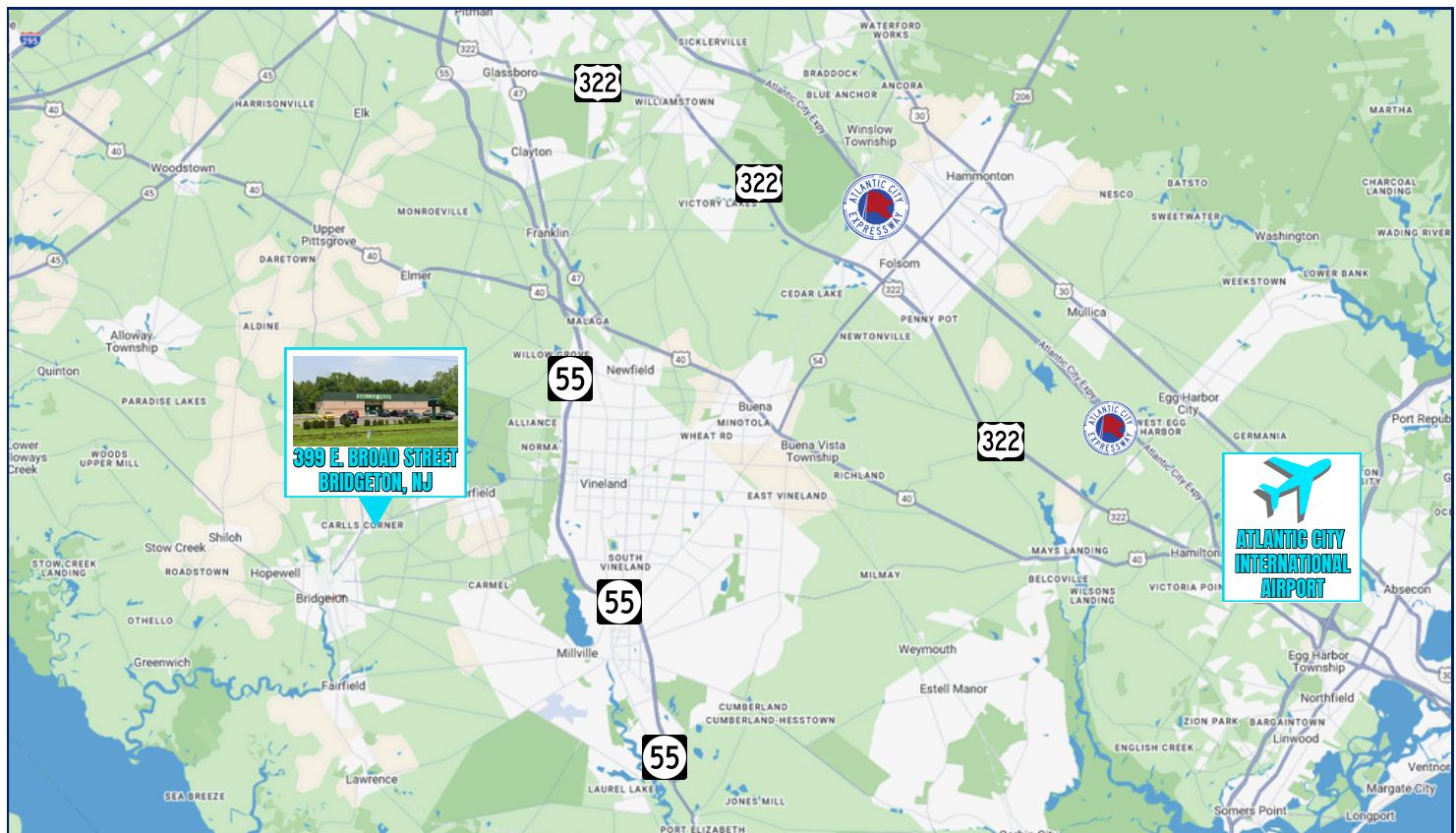
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399 East Broad Street, Bridgeton, NJ

Bridgeton, New Jersey, located in Cumberland County, is a key part of the South Jersey market, offering strategic proximity to major metropolitan areas including Philadelphia, Wilmington, and Atlantic City. The city serves as a commercial, governmental, and healthcare hub for the region, housing county offices, regional medical centers, and a diverse mix of retail and service businesses. The area benefits from access to major regional roadways and port-related industries, while offering a steady demand for value-driven retail options like Dollar Tree.

Demographics



Restaurants

- McDonald's
- Wawa
- Dunkin' Donuts
- Wendy's
- Taco Bell
- KFC



Healthcare

- Rite Aid
- Health Care Pharmacy
- Walgreens
- Inspira
- Complete Care
- Bridgeton Medical



Retailers

- Walmart
- Aldi
- ShopRite
- Ollie's Bargain Outlet
- Hair Cuttery
- Verizon



Metro Distances

Philadelphia: 42 miles
Atlantic City: 46 miles
Wilmington: 36 miles

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