

CUMBERLAND CROSSING SHOPPING CENTER

# MILLVILLE, NJ

2231 NORTH 2ND STREET

±1,200 - 17,000 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

**Walmart**  
Supercenter

**HOBBY LOBBY**

**DOLLAR TREE**

## JR. ANCHOR & PAD AVAILABLE AT WALMART ANCHORED SHOPPING CENTER



LEASED BY:



**METRO**  
COMMERCIAL

OWNED & MANAGED BY:



AMERICAN CONTINENTAL PROPERTIES

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# STRONG ROAD NETWORK



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## TARGETING GROCER, FITNESS AND PAD TENANTS



| SPACE       | TENANT  |
|-------------|---|
| OUTPARCEL 1 | VISIONWORKS<br>MATTRESS WAREHOUSE<br>THE VITAMIN SHOPPE |
| OUTPARCEL 2 | JOE CANAL'S LIQUORS                                     |

| SPACE   | TENANT           | SF      |
|---------|------------------|---------|
| PAD 1   | TEXAS ROAD HOUSE | 7,362   |
| PAD 2   | AVAILABLE        | 5,227   |
| E1      | HOBBY LOBBY      | 58,822  |
| A1      | AVAILABLE        | 7,150   |
| A2      | AMERICA'S BEST   | 5,000   |
| A3      | AVAILABLE        | 3,200   |
| B1, B1A | AVAILABLE        | 6,400   |
| B1B     | GAMESTOP         | 1,840   |
| B2      | SALLY BEAUTY     | 1,600   |
| B3      | AVAILABLE        | 1,200   |
| B4      | NAIL EXPO        | 1,200   |
| B5      | HAIR CUTTERY     | 1,200   |
| C1      | COMMUNITY DENTAL | 3,200   |
| C2      | AVAILABLE        | 2,000   |
| C3      | SCOUT SHOP       | 1,200   |
| C4      | AVAILABLE        | 1,600   |
| D1      | DOLLAR TREE      | 12,000  |
| D2      | AVAILABLE        | 17,000  |
| D3      | WALMART          | 121,213 |



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## ADDITIONAL PHOTOS



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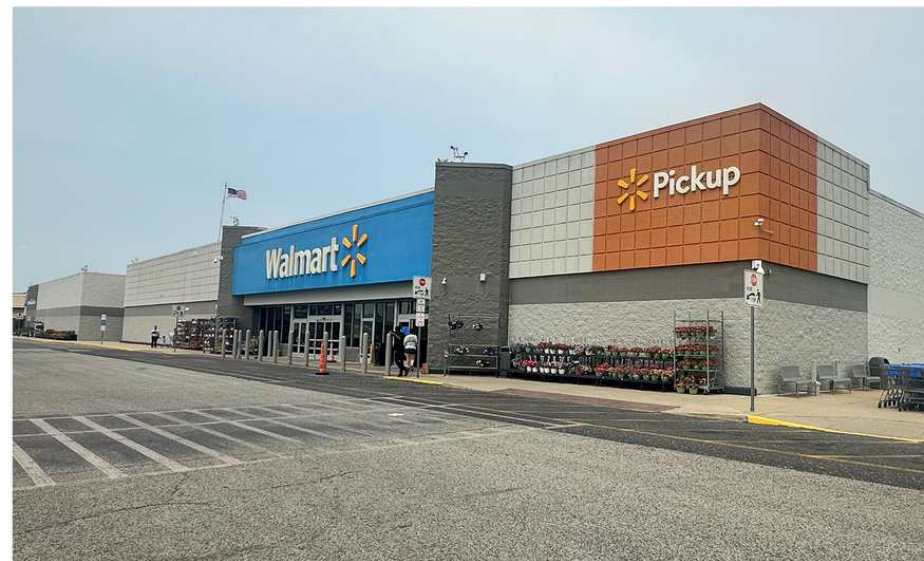
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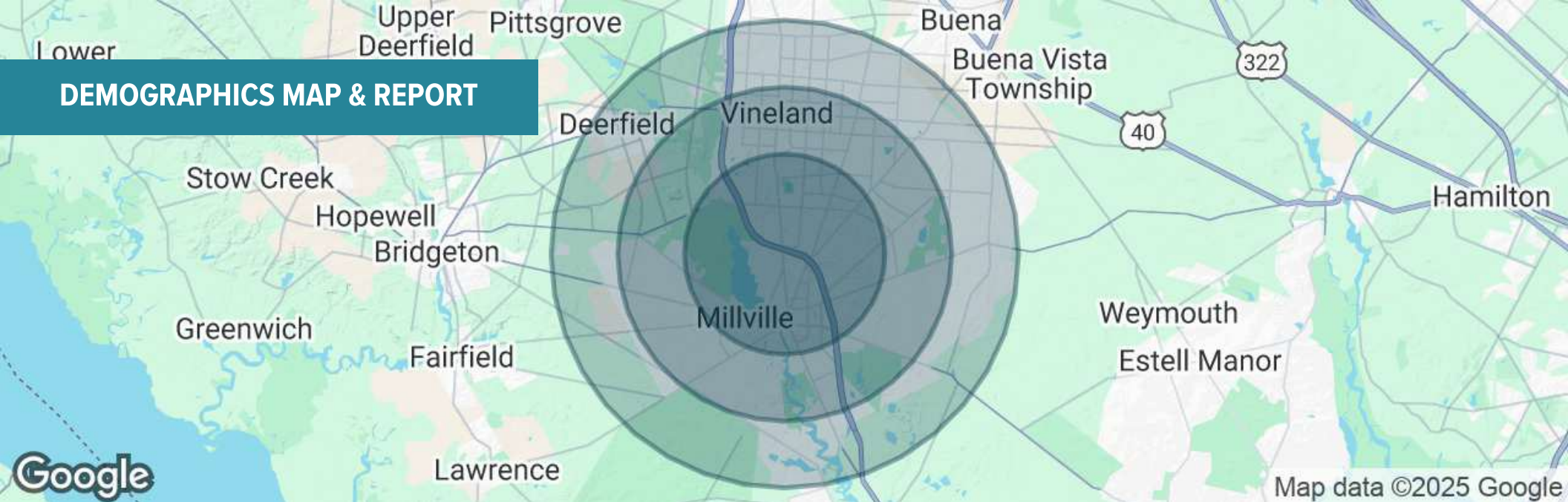
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 3 MILES   | 5 MILES   | 7 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 27,030    | 70,944    | 92,884    |
| Average Age          | 40        | 40        | 41        |
| Average Age (Male)   | 39        | 39        | 39        |
| Average Age (Female) | 41        | 42        | 42        |
| HOUSEHOLDS & INCOME  | 3 MILES   | 5 MILES   | 7 MILES   |
| Total Households     | 10,563    | 26,576    | 34,854    |
| # of Persons per HH  | 2.6       | 2.7       | 2.7       |
| Average HH Income    | \$87,695  | \$87,775  | \$90,244  |
| Average House Value  | \$301,545 | \$276,960 | \$272,922 |

Demographics data derived from AlphaMap

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