



**121 W
MAIN STREET
MOORESTOWN**

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High Demand. Zero Competition.

A Flagship Opportunity for in Moorestown, NJ



**Affluent
Demographics**

A dense concentration of high-income, health-conscious consumers already aligned with the Whole Foods brand.



High Visibility

95 feet of frontage on Main Street, the town's historic, highest-trafficked corridor.



**Unmatched
Parking**

The #1 differentiator: direct access to a large, free municipal parking lot. A key advantage for grocery.

The Moorestown Opportunity

Key Market Drivers

- ❖ Proximity to Philadelphia (~30 min drive) and major highways (I-95, I-295, US-130) gives access to vast labor pool and regional distribution networks.
- ❖ Low Vacancy in commercial spaces (~6%) and steady rent growth (~3-4%) signal strong demand
- ❖ Strong school ratings attract families and bolsters retail demand

Main Street Frontage

Located in the heart of Moorestown's walkable core strengthening traffic from:

- ❖ **National Anchors:** CVS, Wawa, Wells Fargo, TD Bank
- ❖ **Local Draws:** High-performing cafes, restaurants and boutiques
- ❖ **Community institutions:** schools, offices and churches



An Aligned, Affluent Customer Base

Dense concentration of high-spending, health-conscious professionals, families and baby boomers who value neighborhood convenience

30K+

Cars per day

\$150K+

Median Household Income

70%+

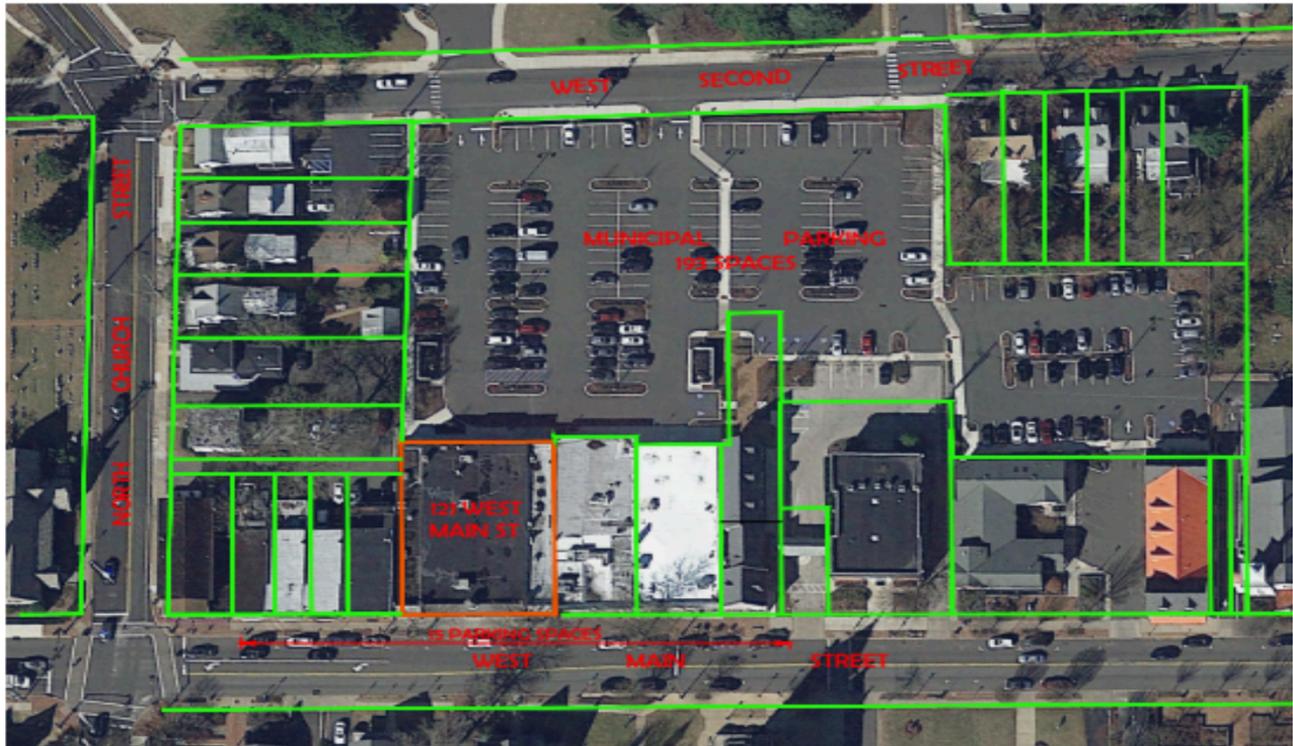
Bachelor's Degree or Higher

The Suburban Convenience Differentiator

Direct. Free. Maintained.

Building connects directly to township-owned, FREE parking lot with 198 spaces.

- ❖ No maintenance burden for the tenant
- ❖ Solves the #1 problem of downtown retail
- ❖ Parking Lot Rear Access: fulfills convenience and signage needs



Community Integrated Destination

The Vision for Main Street

This +/- 2,000-12,000 SF former Rite Aid space offers the largest footprint in town to support any business or office and easy to subdivide.

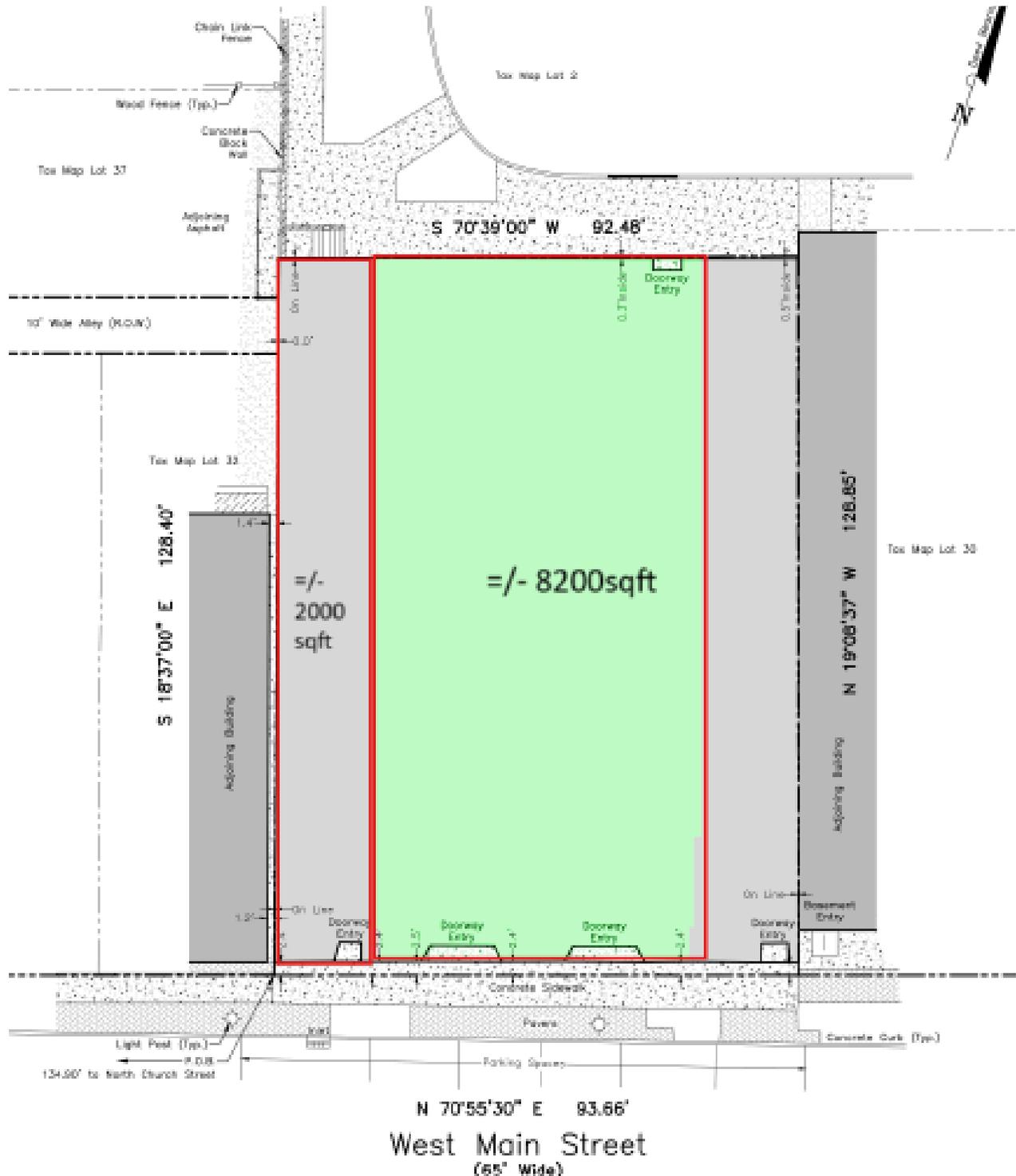
- ❖ This is an opportunity to create a central, beloved anchor for Moorestown's downtown, honoring its historic character while providing a modern, fresh retail or office experience.
- ❖ The CRO (Commercial-Residential Office) zoning ensures a smooth, fast-track opening without zoning hurdles.
- ❖ Main upper level provides a large, open floorplan ideal for a primary retail experience



The Ideal Footprint

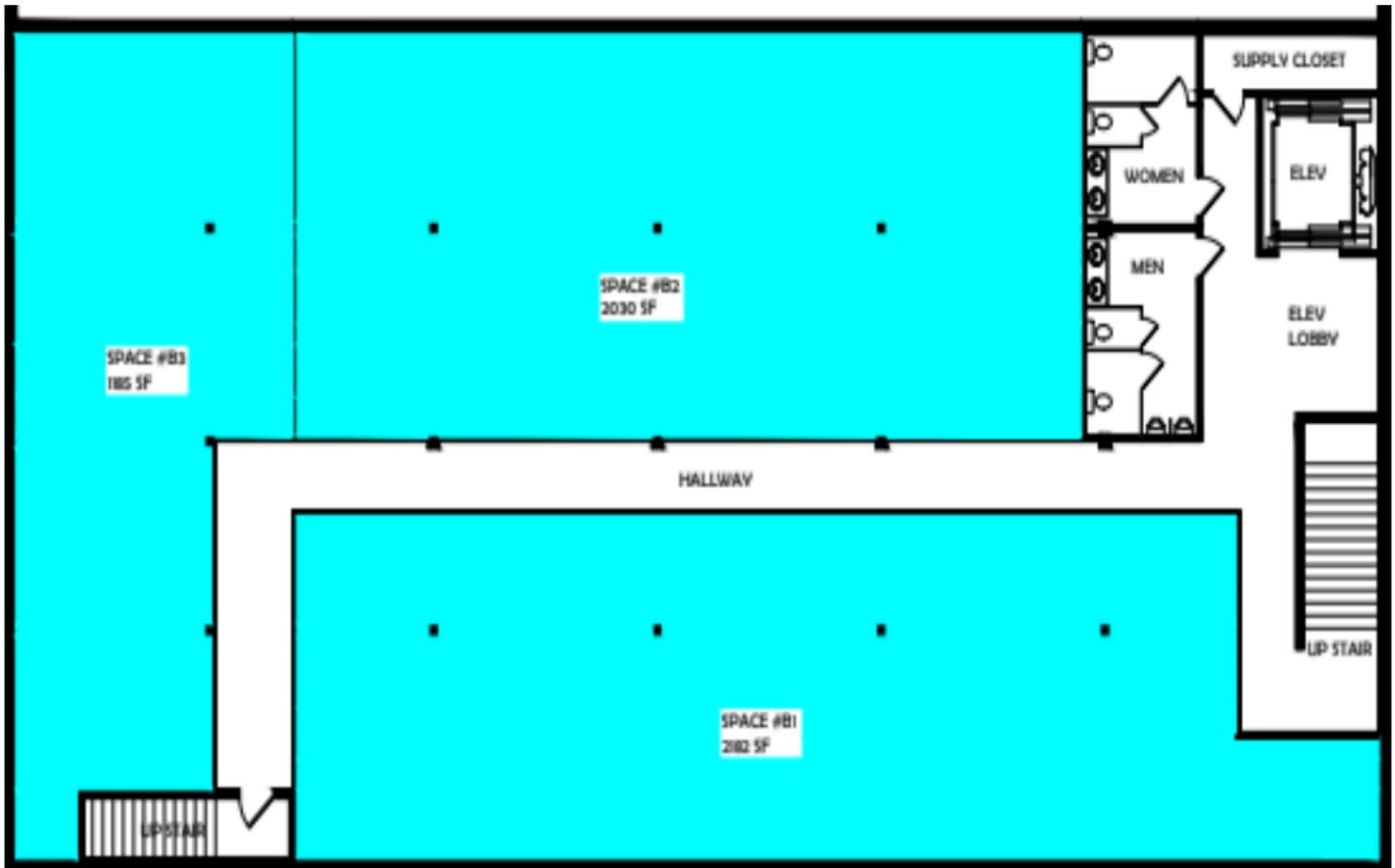
Main Level (Street)

- ❖ Connects directly to Main Street and Parking Lot creating ideal quick flow for clientele.
- ❖ Provides a seamless park-and-go experience if needed.



Lower Level

- ❖ Connects directly to Main Street and Parking Lot creating ideal quick flow for clientele.
- ❖ Easy connection and conveyor system in-place for back-of-house, prep and storage operations.
- ❖ 9 foot ceilings with electric, water and fire sprinkler systems already in place.



Note: Following is a draft of the basement set up for subdivision (it is currently all open space with only the depicted 2 stairs, a conveyor system and electric, water and sewer in place).

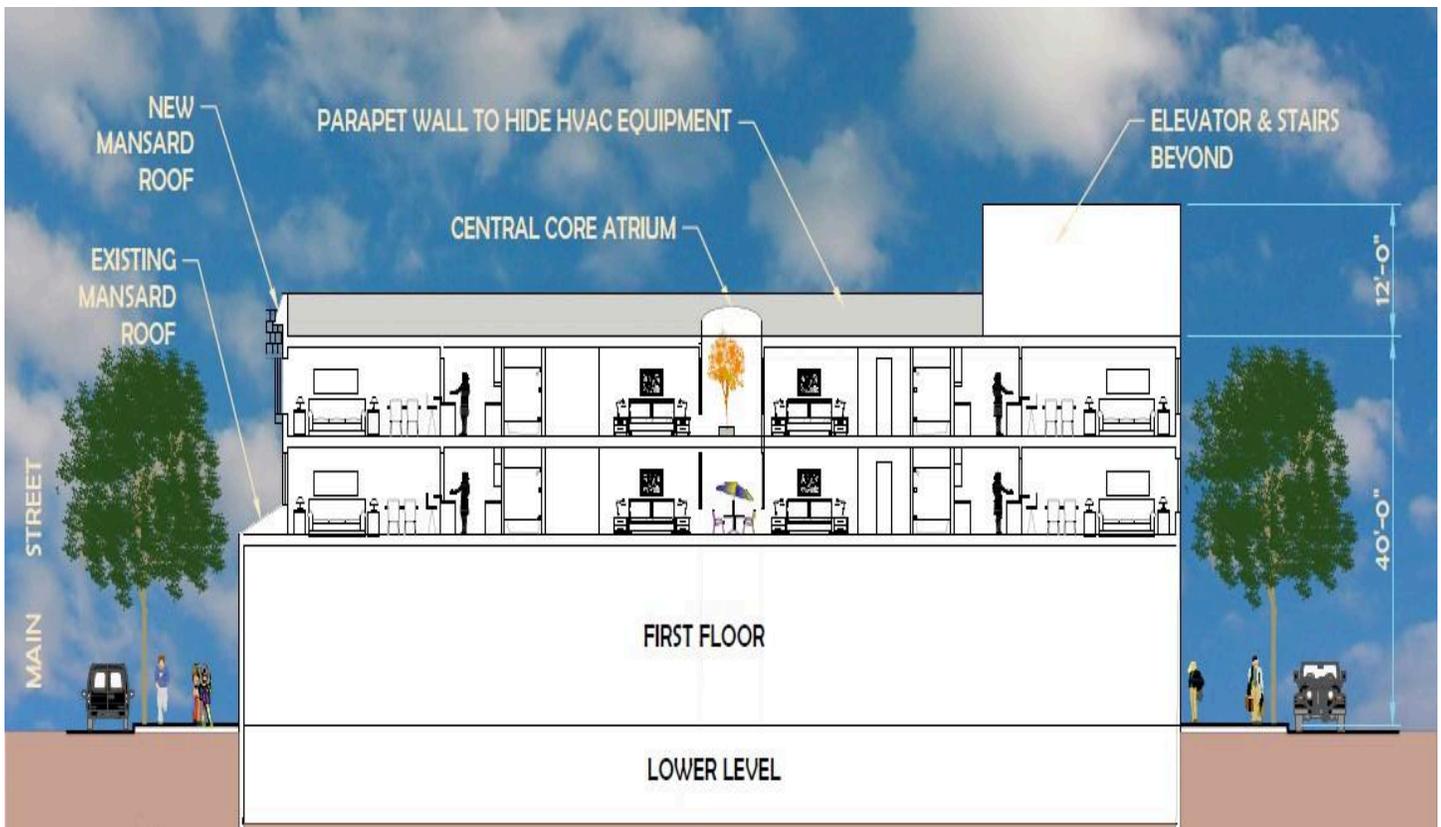
Glimpse into the Future

Proposed Building

Currently in process of gaining building approvals for 20 luxury apartments above the commercial space.

What does this mean to your business?

- ❖ Increased frequency of visits vs. typical drive-in customers and becomes daily-use versus weekly shopping trips.
- ❖ Converts into 1,000-2,000 visits per month purely from in-house residents.
- ❖ Luxury multifamily residents are among the strongest-performing shopper segments and bolstered with High-income, well-educated professionals.



Main Street (Proposal)



Parking Lot View (Proposal)



You belong on Main Street in Moorestown: *Let's Make It Happen!*



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