

1,300sf IN-LINE RETAIL SPACE | FOR LEASE

344 Greentree Road | Washington Twp. NJ 08080 | Gloucester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN **ACE Hardware** and near by **ACME** 

PROPERTY INFORMATION

- Prime retail In-Line space available for lease
- Located in retail center anchored by high volume Ace Hardware
- Easy access off heavily traveled Greentree Road
- Excellent Visibility and Ample Parking
- Under new ownership and management
- Space delivered in V-Box Condition
- Ideal for coffee, ice cream/water ice, and specialty retail

Demographics	1 Mile	3 Miles	5 Miles
Population	8,100	62,863	151,106
Average HH Income	\$145,691	\$137,580	\$127,721
Total Businesses	288	2,369	4,676
Number of Employees	2,007	22,067	45,367
Traffic Counts Greentree Rd.: 10,243 VPD • Egg Harbor Rd.: 18,579 VPD Hurffville-Cross Keys Rd.: 14,606 VPD			

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107
PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL

LEGEND PROPERTIES | 100 E 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 090926



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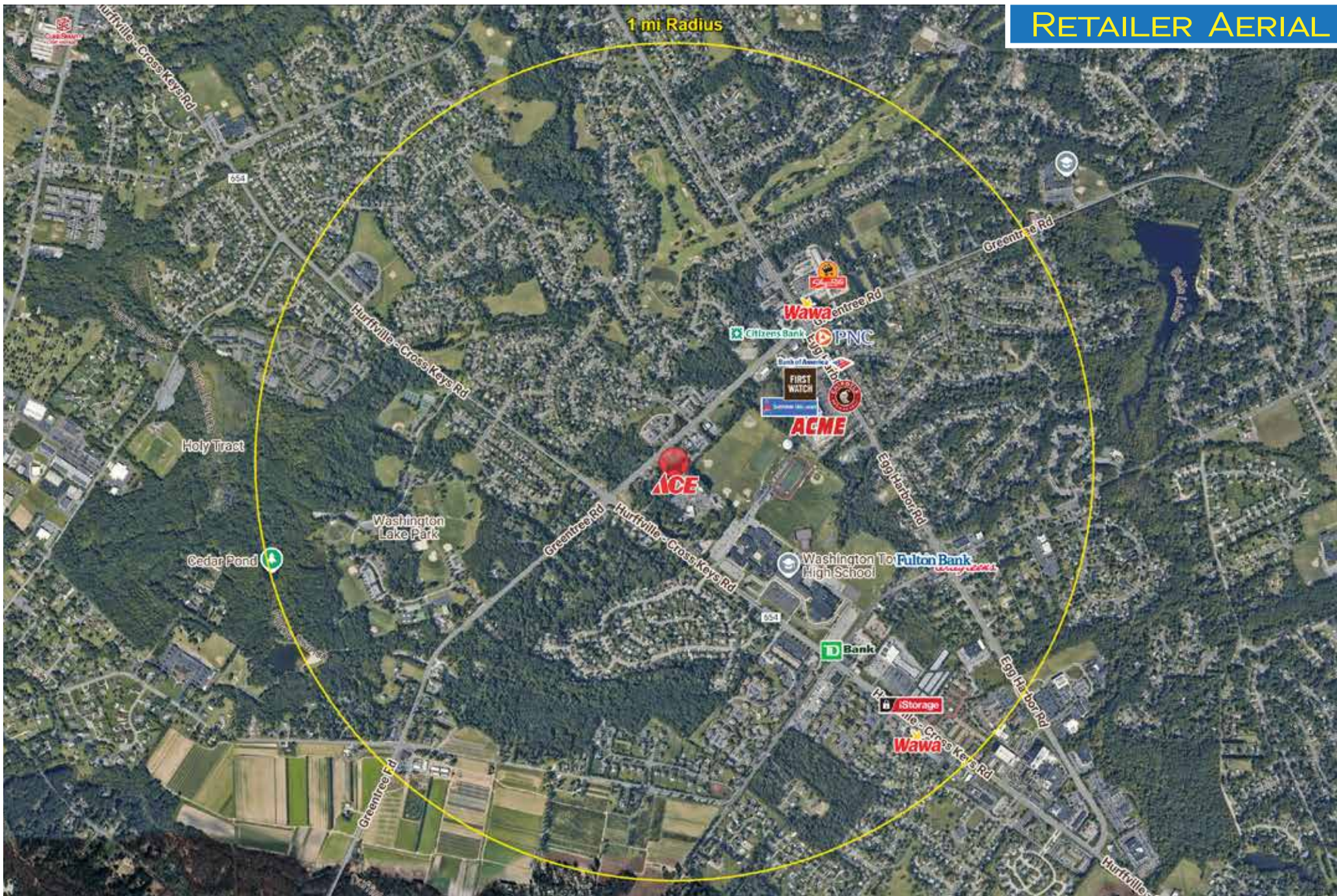
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RETAILER AERIAL



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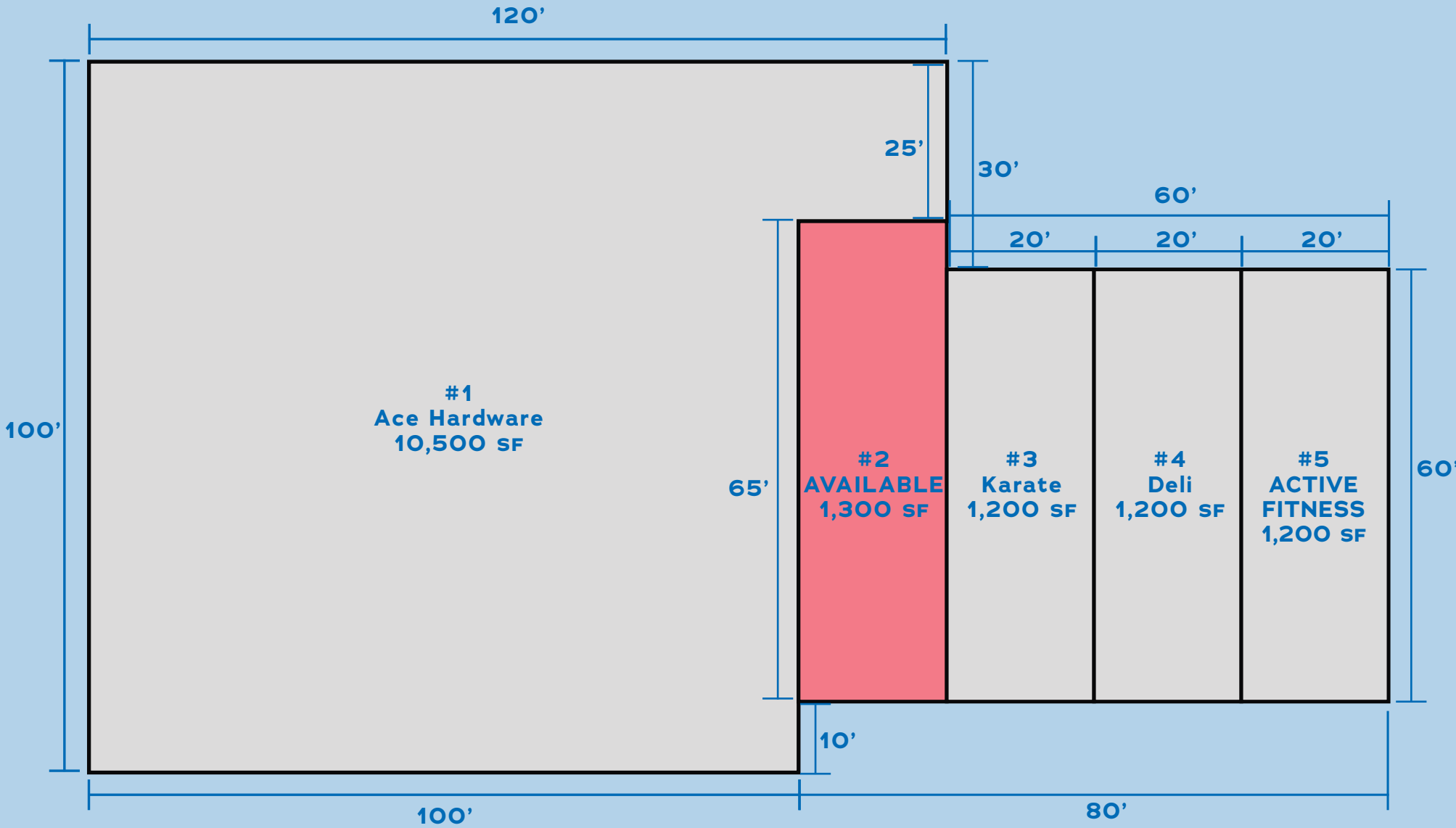
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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	8,100	62,863	151,106
Projected Population (2030)	8,312	64,118	154,381
Projected Annual Growth (2025 to 2030)	0.5%	0.4%	0.4%

Households & Growth

Households (2025)	3,082	23,509	54,343
Projected HH (2030)	3,281	24,814	57,199
HH Growth with Children (2025 to 2030)	28.5%	31.2%	31.6%

Income

Average HH Income (Est. 2025)	\$145,691	\$137,580	\$127,721
Median HH Income (2025)	\$123,716	\$114,063	\$107,199

Daytime Population

Total Businesses (2025)	288	2,369	4,676
Number of Employees (2025)	2,007	22,067	45,367

Education

High School Graduate	18.6%	17.0%	18.3%
Some College	18.6%	17.0%	18.3%
Bachelor Degree	30.3%	29.8%	25.6%
Graduate	12.5%	13.7%	12.6%

Traffic Counts: Greentree Rd.: 10,243 VPD • Egg Harbor Rd.: 18,579 VPD
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KEY DEMO DATA & MAP

