

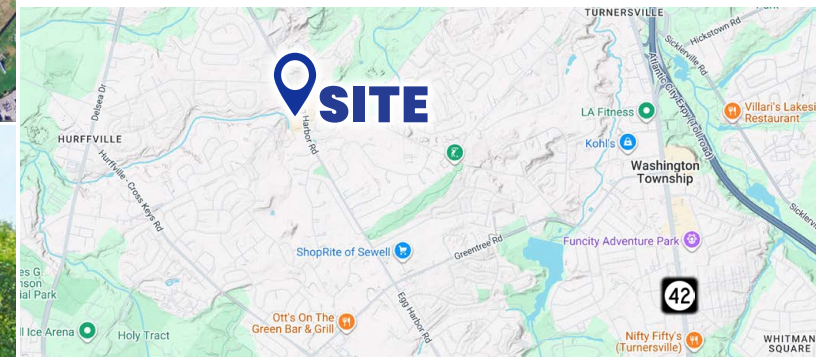
FORMER BANK ON 1.48 ACRES

303 Egg Harbor Road | Sewell, NJ 08080

FOR LEASE
±3,200 SF AVAILABLE

PROPERTY FEATURES

- **±3,200 SF FORMER FULTON BANK AVAILABLE FOR LEASE**
- Situated on 1.48 acres at the signalized intersection of Egg Harbor Road and Grenloch Road in Sewell
- Strong Traffic Counts: 18,665 VPD on Egg Harbor Road
- Adjacent to one of the largest performing CVS locations in the area (615,400 Visits per year) & new Sprouts Farmers Market currently under construction
- 39 parking spaces and drive thru
- \$144,339 Median Household Income within 1 Mile
- Surrounding retailers include Dunkin', CVS, TD Bank and Sprouts Farmers Market (Coming Soon)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,428	56,881	174,093
MEDIAN HHI	\$144,339	\$107,626	\$95,651
TOTAL HOUSEHOLDS	2,828	20,874	63,487

INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

FOR MORE INFORMATION:

DANIEL P. SILVESTRI

Phone: 856.439.9200

Email: dsilvestri@ic-re.com

DRONE SITE OVERVIEW: 303 EGG HARBOR ROAD | SEWELL, NJ 08080



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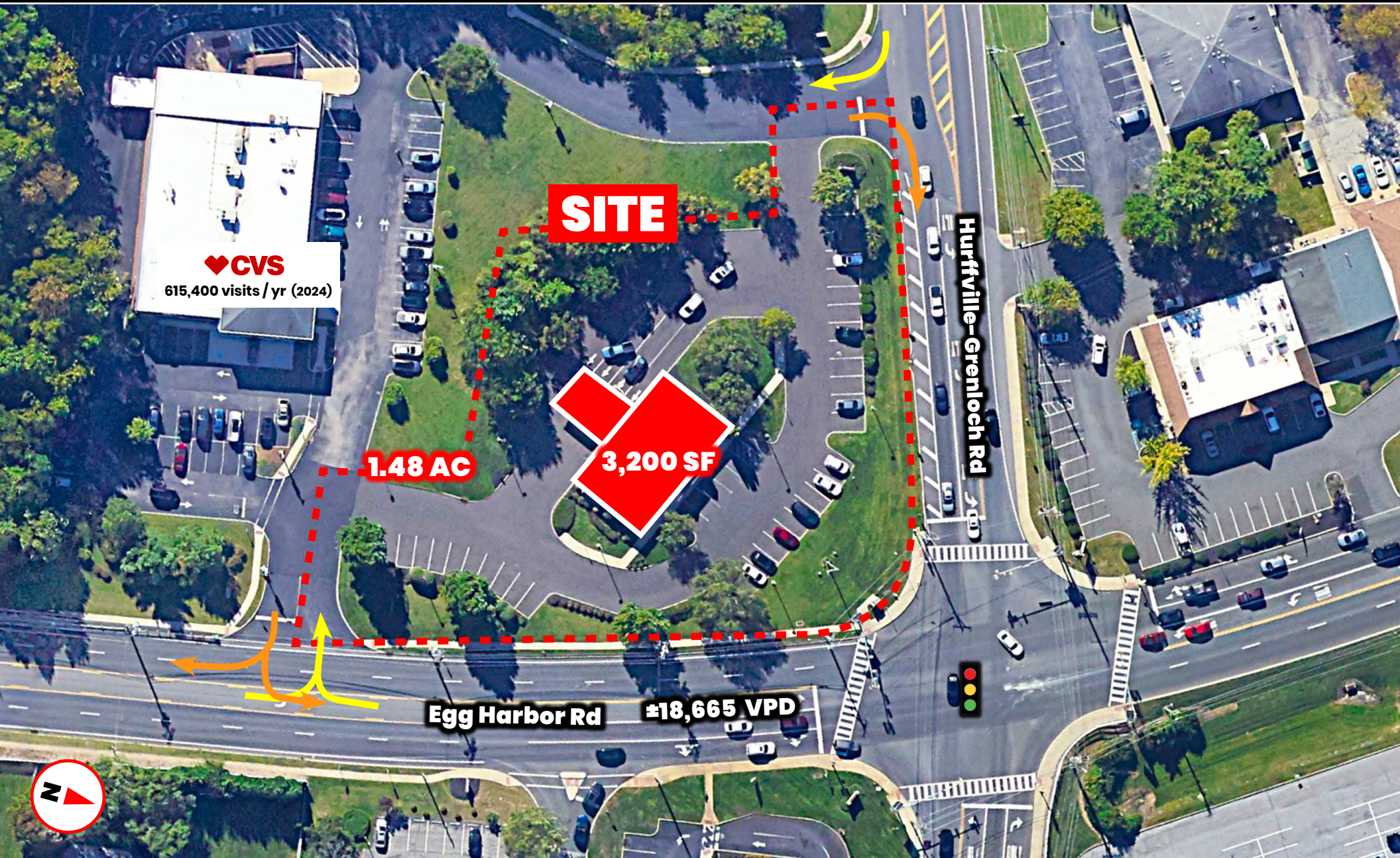
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