

PADS AVAILABLE ON 1.878 ACRES | FOR LEASE

7577 S Crescent Blvd. (Rt. 130) | Pennsauken, NJ 08109 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

Kaighns Ave.: 2,941 VPD

N. Park Dr.: 1,339 VPD

**1.878 ACR
PADS
AVAILABLE**

(S Crescent Blvd.): 61,691 VPD

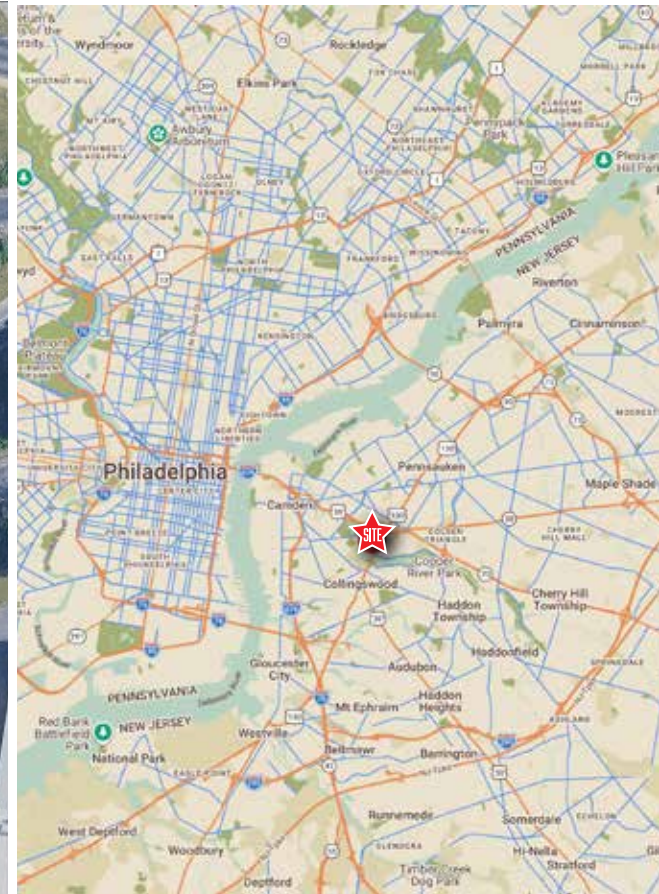
Join Nearby Retailers



DOLLAR TREE



Wawa



**1.878 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**UPON
REQUEST
Lease Rate**

PROPERTY INFORMATION

- 1.878 ACRES at a High Traffic Intersection on S Crescent Blvd. (Rt. 130)
- Excellent visibility and access
- Densely populated trade aerial with excellent traffic counts
- Regionally located close to Route 30, Route 38, Route 130
- Zoned C-2 Commercial
- Ideal Location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, and Medical/Dental Uses

Demographics	1 Mile	3 Miles	5 Miles
Population	22,614	161,021	628,283
Average HH Income	\$78,797	\$101,007	\$125,699
Total Businesses	793	5,143	31,075
Number of Employees	17,454	85,439	418,767
Traffic Counts	Rt. 30 (S Crescent Blvd.): 61,691 VPD Rt. 38: 30,853 VPD * Rt. 130: 21,189 VPD		
Data Source: Sites USA REGIS™ 2026			

FOR MORE INFORMATION
PLEASE CONTACT:

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LEGEND PROPERTIES | 100 W 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. 081126

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SITE AERIAL

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1.878ACR

Rt. 30 (S Crescent Blvd.): 61,691 VPD

Rt. 130: 21,189 VPD

Rt. 38: 30,853 VPD



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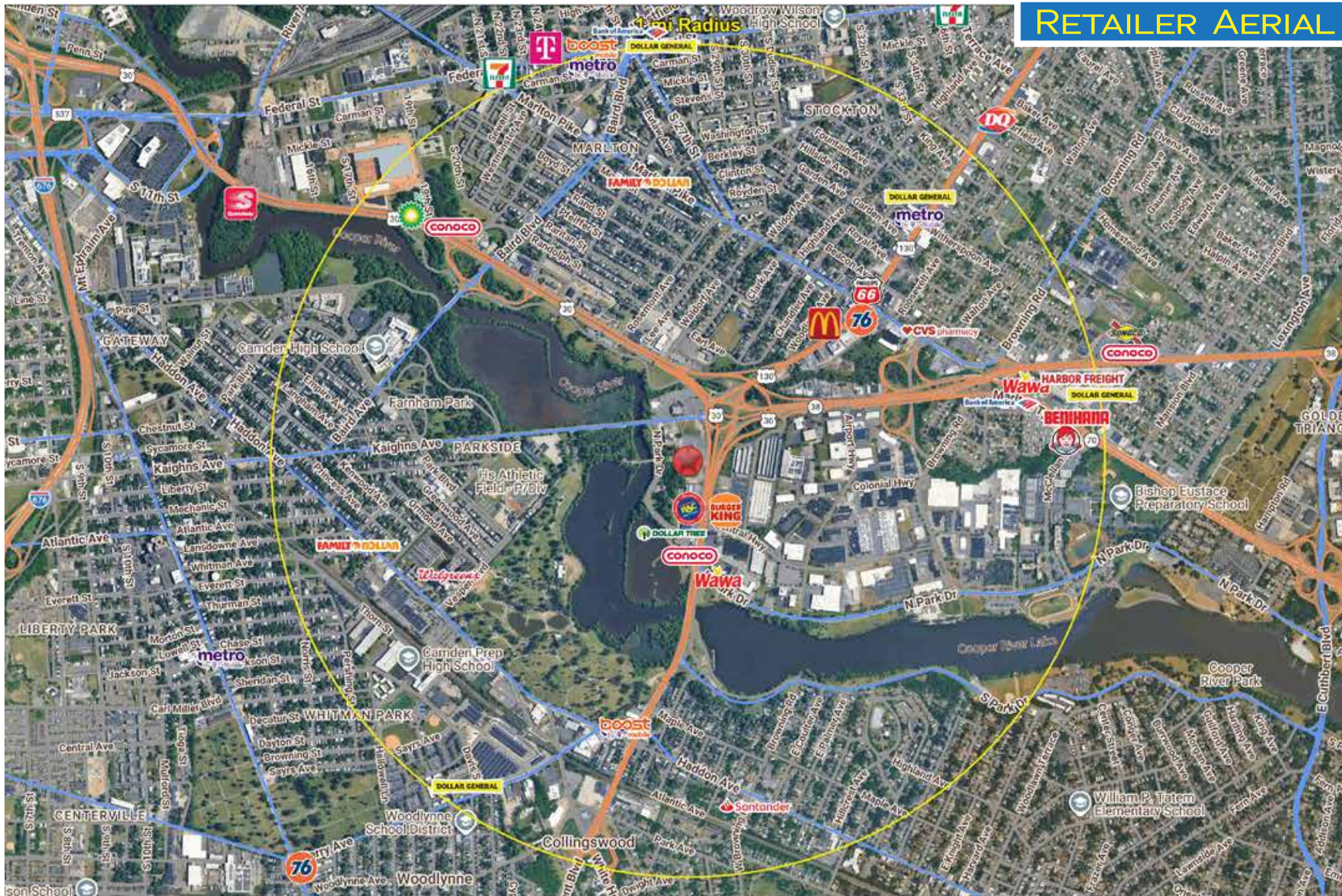
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RETAILER AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2026)	22,614	161,021	628,283
Projected Population (2031)	22,856	162,805	645,818
Projected Annual Growth (2026 to 2031)	0.2%	0.2%	0.6%

Households & Growth

Households (2026)	8,440	60,659	272,656
Projected HH (2031)	8,539	61,802	279,919
HH Growth with Children (2026 to 2031)	39.2%	36.5%	24.2%

Income

Average HH Income (Est. 2026)	\$78,797	\$101,007	\$125,699
Median HH Income (2026)	\$62,703	\$80,292	\$93,760

Daytime Population

Total Businesses (2026)	793	5,143	31,075
Number of Employees (2026)	17,454	85,439	418,767

Education

High School Graduate	32.1%	30.0%	23.7%
Some College	17.1%	15.7%	12.8%
Bachelor Degree	13.0%	17.2%	25.9%
Graduate	7.5%	11.9%	20.6%

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KEY DEMO DATA & MAP

