

10 BANK ST EXD - FOR SALE, GROUND LEASE OR BTS

BRIDGETON, NJ 08302



PROPERTY SUMMARY



LOCATION DESCRIPTION

Position your business for success at this high-visibility corner opportunity in Bridgeton, NJ. Located along Bank St. Ext. with access to Broad Street, this flexible land offering provides excellent exposure in a well-trafficked commercial corridor with 16,800+ VPD nearby. Surrounded by established national retailers including Wawa, KFC, Wendy's, and McDonald's, the site benefits from consistent consumer traffic and strong regional connectivity. With projected population growth within a 3-mile radius and nearby attractions like Cohanzick Zoo driving additional activity to the area, this property presents an ideal opportunity for retail, restaurant, medical, or service-oriented users. Available for sale, ground lease, or build-to-suit development.

PROPERTY HIGHLIGHTS

- Sale, ground lease, and build-to-suit opportunities available
- Corner lot positioning with strong visibility and accessibility
- Near national retailers including Wawa, McDonald's, Wendy's, and KFC
- Broad Street traffic counts of 16,800+ VPD nearby
- Nearby attractions and projected population growth support continued area activity

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.55 Acres
Lot Size:	0.55 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,912	12,480	22,924
Total Population	31,713	38,365	66,500
Average HH Income	\$70,816	\$76,425	\$90,087

TRAFFIC COUNTS

16,807 Vehicles Per Day

POP. GROWTH	3 MILES	5 MILES	10 MILES
2025-2030	0.45%	0.46%	0.46%



Dan Bovenzi

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Darrell Hall

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ADDITIONAL PHOTOS



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RETAILER MAP



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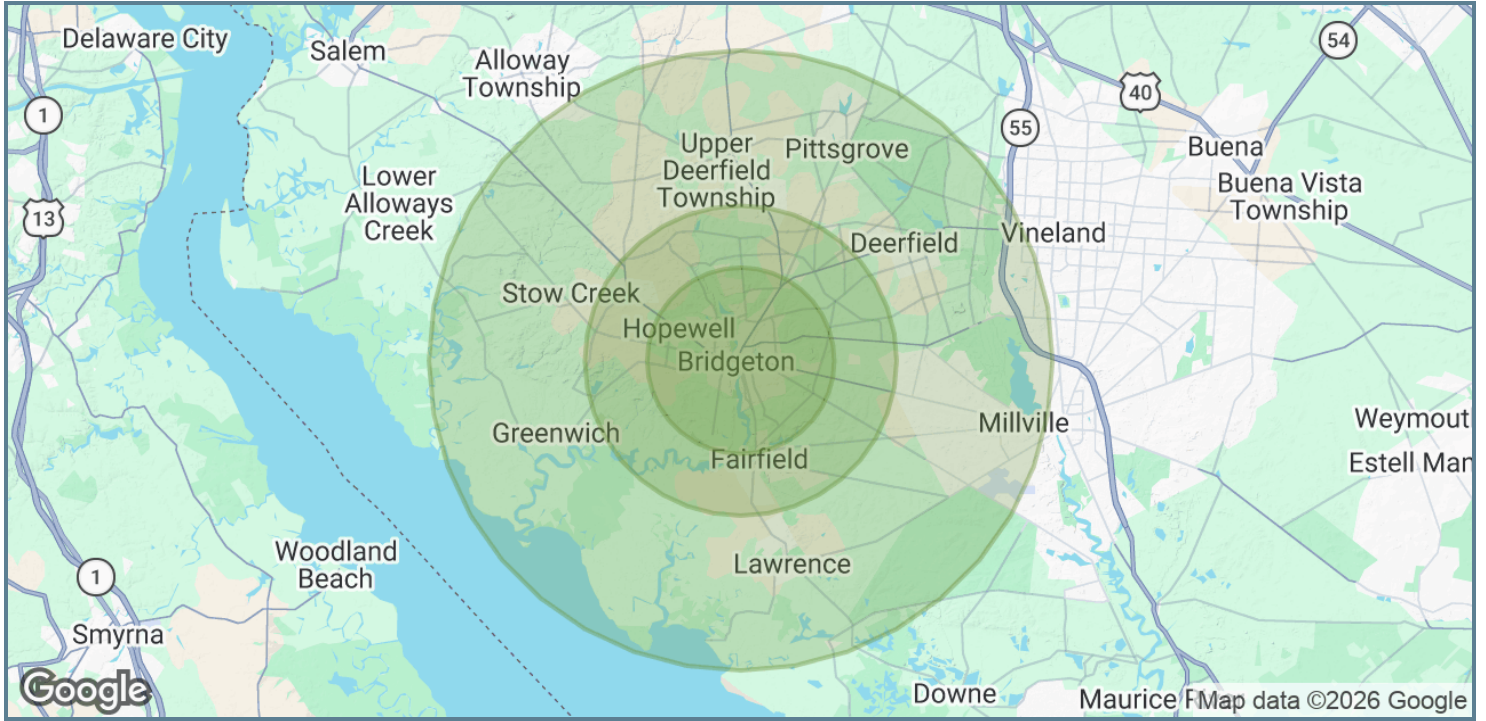
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,713	38,365	66,500
Average Age	22.3	23.1	25.5
Average Age (Male)	22.2	23.5	25.3
Average Age (Female)	22.9	24.6	26.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,912	12,480	22,924
# of Persons per HH	3.6	3.6	3.5
Average HH Income	\$70,816	\$76,425	\$90,087
Average House Value	\$192,155	\$126,883	\$128,008



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

