

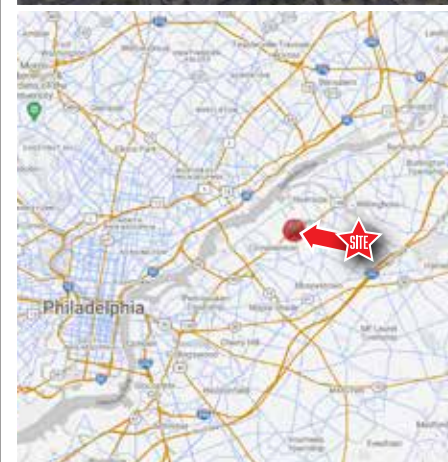
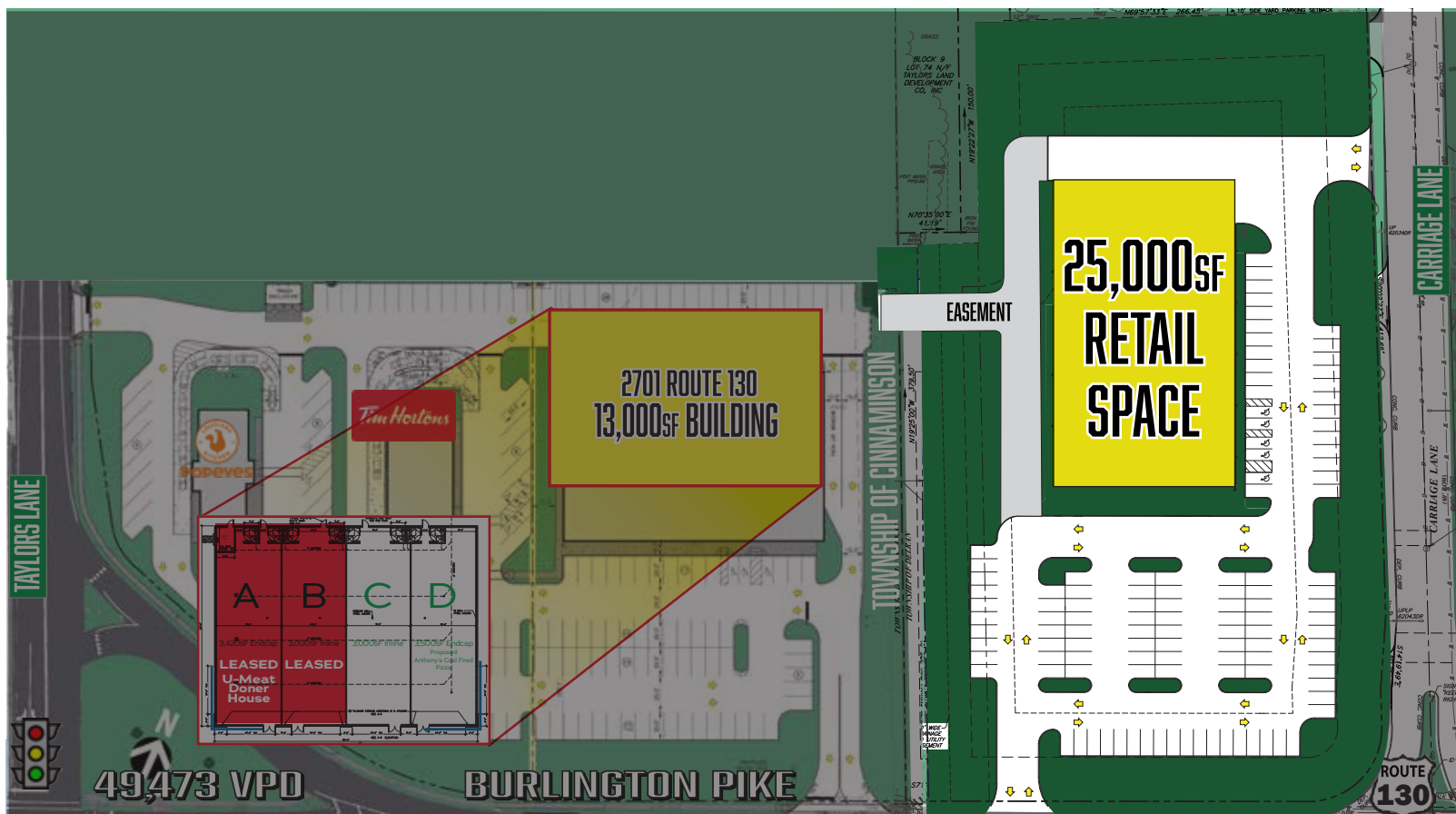
25,000SF RETAIL SPACE OR 10,000SF STRIP CENTER | FOR LEASE

2901 Route 130 | Delran NJ 08075 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



25,000SF
OR
+/- 2.15 ACR
WITH
10,000SF
STRIP CENTER
Foot Print

IMMEDIATE
Availability

LEASE/BTS
Upon Request

PROPERTY INFORMATION

- **25,000sf retail SPACE** available for ground lease or potential BTS with strong financial credit or
- **Approx. 2.15acr Parcel with 10,000sf Strip Center** (see page 2)
- Ideal for daycare, flex, self storage, retail, medical or dental uses
- Excellent visibility and access. Cross easement to signalized traffic light with very strong traffic counts on Route 130
- Strong daytime demographics and retail shopping centers nearby
- Zoned M-2 General Industrial and Commercial

Demographics	1 Mile	3 Miles	5 Miles
Population	10,151	65,097	261,095
Average HH Income	\$120,203	\$153,103	\$126,713
Total Businesses	458	2,080	9,169
Number of Employees	5,623	27,400	107,550
Traffic Counts	Intersection of Route 130 & Taylors Lane: 49,473 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL

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. 082726

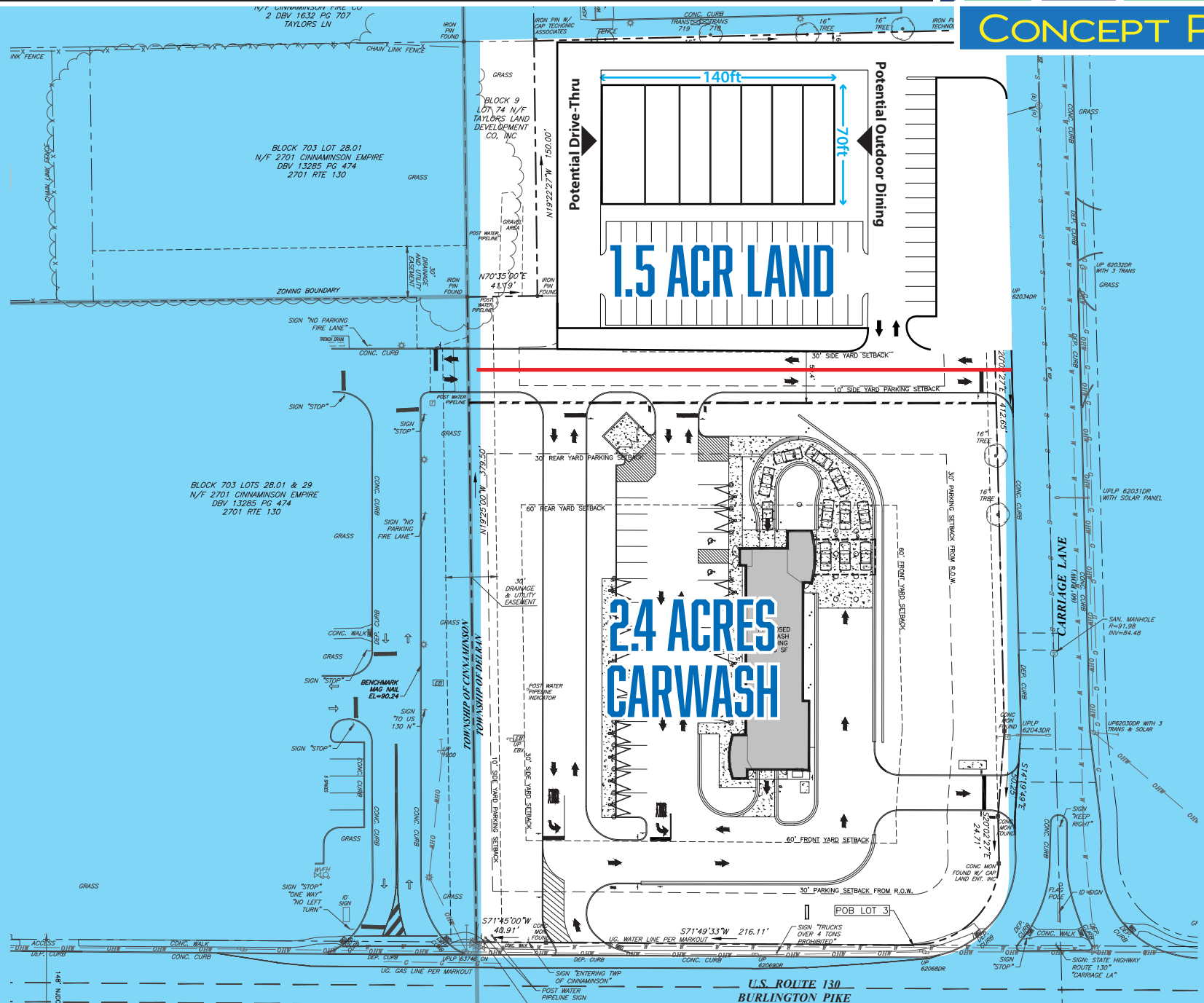


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PROPERTIES INC.**COMMERCIAL REAL ESTATE**

CONCEPT PLAN



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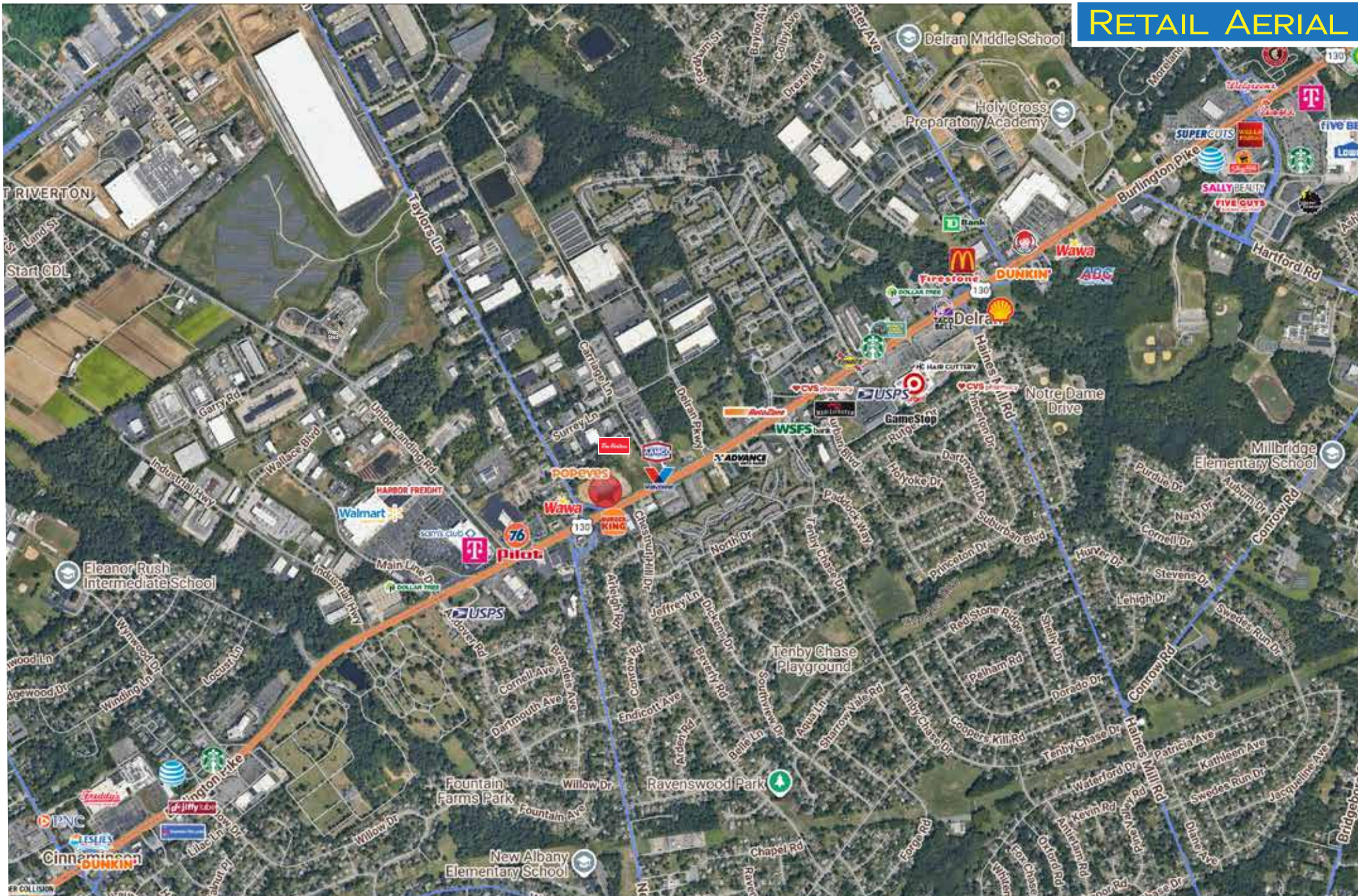
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RETAIL AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	10,151	65,097	261,095
Projected Population (2028)	11,146	65,124	247,013
Projected Annual Growth (2023 to 2028)	2.0%	0%	-1.1%

Daytime Population

Total Businesses (2023)	458	2,080	9,169
Number of Employees (2023)	5,623	27,400	107,550

Income

Average HH Income (Est. 2023)	\$120,203	\$153,103	\$126,713
Median HH Income (2023)	\$98,385	\$116,503	\$90,369

Households & Growth

Households	4,162	24,184	101,582
Projected HH (2028)	4,710	24,213	97,133
HH Growth with Children (2023 to 2028)	38.4%	28.7%	29.1%

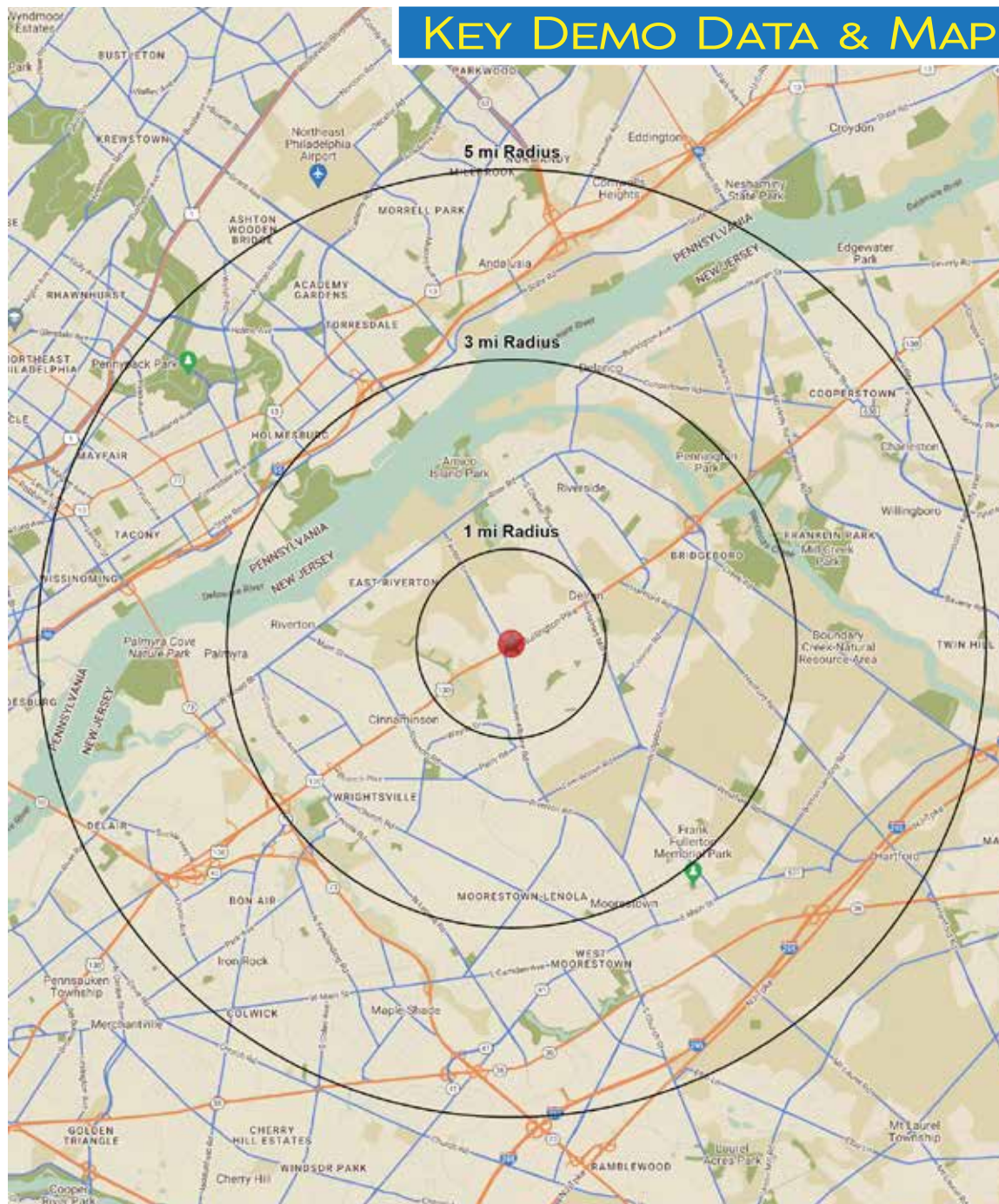
Education

High School Graduate	25.4%	26.9%	32.7%
Some College	13.2%	15.4%	16.9%
Bachelor Degree	32.5%	27.3%	20.5%
Graduate	14.4%	16.0%	12.7%

Traffic Counts: Intersection of Route 130 & Taylors Lane: 49,473 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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