

FOR
SALE
OR
LEASE

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MI PLACE AT BRIGHTMOOR APARTMENTS

PRIME RETAIL PAD SITE AVAILABLE
301 SICKLERVILLE RD, SICKLERVILLE, NJ 08081



DISCLAIMER

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OFFERING SUMMARY

Sale Price: \$1,500,000

Lease Rate: \$225,000/Year

Size Available: +/- 2.28 AC

Signage: Facade & Pylon

Zoning: CM Major Commercial



PROPERTY HIGHLIGHTS

- + Available pad site adjacent to an established gated residential community in Camden County, NJ. Ideal for retail, office, or QSR use, with zoning that supports multiple uses and built-in customer traffic from surrounding residences.
- + Eligible for New Jersey's PILOT program, offering a tax abatement opportunity that can significantly improve project economics for developers and investors.
- + Direct access from Sicklerville Road with strong connectivity to the Atlantic City Expressway, Route 42, and major corridors. Located in Winslow Township, an area experiencing ongoing development and growth.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	10,268	46,283	106,610
PROJECTED 2030	10,636	47,492	109,557

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	3,747	16,799	38,541
PROJECTED 2030	3,879	17,273	39,622

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE	\$90,052	\$108,956	\$119,436
MEDIAN	\$77,954	\$88,787	\$97,921

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301 SICKLERVILLE RD

KEY DISTANCES

- ROUTE 30 5.9 MILES
- AC EXPRESSWAY 1.7 MILES
- ROUTE 55 12 MILES
- PHILADELPHIA 23.2 MILES
- ATLANTIC CITY 40.3 MILES
- TRENTON 52.4 MILES

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NEARBY AMENITIES

DINING

- Buffalo Wild Wings
- Chipotle Mexican Grill
- Crown Fried Chicken
- Dave's Hot Chicken
- Dunkin'
- First Watch
- Friendly's
- Krispy Krunchy Chicken
- Saladworks
- Starbucks
- Taco Bell
- Texas Roadhouse
- Tropical Smoothie Cafe
- Wawa

RETAIL/GROCERY

- ACME Markets
- ALDI
- CarMax
- Conoco
- CVS
- Dollar General
- Dollar Tree
- Hobby Lobby
- Home Depot
- LOFT
- Lowe's Home Improvement
- PetSmart
- Planet Fitness
- PNC Bank
- Royal Farms
- Sam's Club
- ShopRite
- Target
- T-Mobile
- USPS
- Wells Fargo Bank

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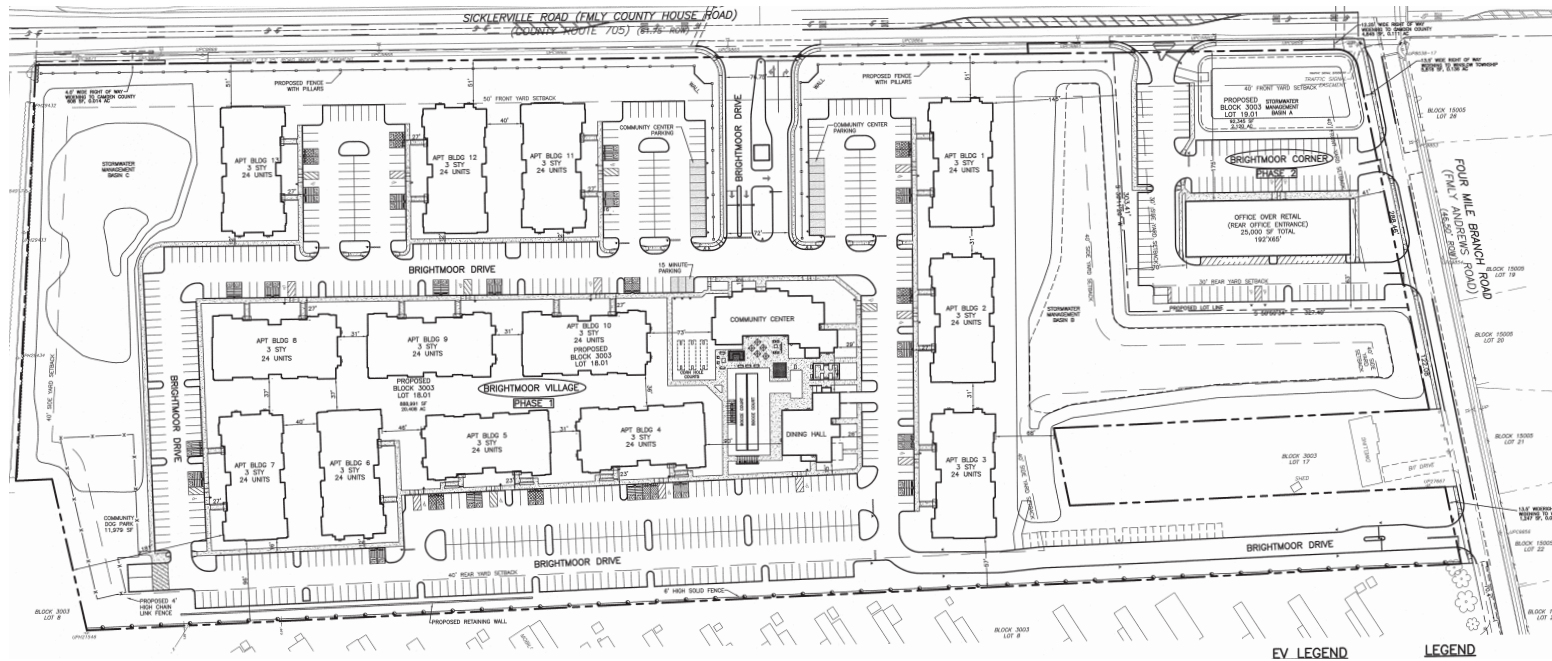
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SITE PLAN

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