



FOR
LEASE

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NEWLY CONSTRUCTED RETAIL FOR LEASE

84 HADDON AVENUE, WEST BERLIN, NJ 08091



PROPERTY SUMMARY

Asking Lease Rate: \$20-23.50/SF NNN

SF Available: Up to +/- 7,000 SF

Parking: +/- 100 Spaces

Signage: Facade & Monument

Zoning: C-1



PROPERTY HIGHLIGHTS

+ Located nearby one of South Jersey's most heavily traveled corridors (route 73), this newly constructed retail center provides high visibility location in the heart of Camden County

+ Flexible unit sizes from +/- 2,000 SF up to +/- 7,000 SF can accommodate a variety of users including traditional retail, service type uses, and/or medical offices

+ Strategically located in a Commercial-1 Zone, among high demographic neighborhoods, this center is near major retail, medical, and office complexes, offering a built-in customer base and diverse business synergy opportunities. Nearby amenities include Home Depot, Shoprite of Berlin, T-mobile, Saladworks, and more



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,327	48,563	145,327
PROJECTED 2029	6,324	48,503	145,315

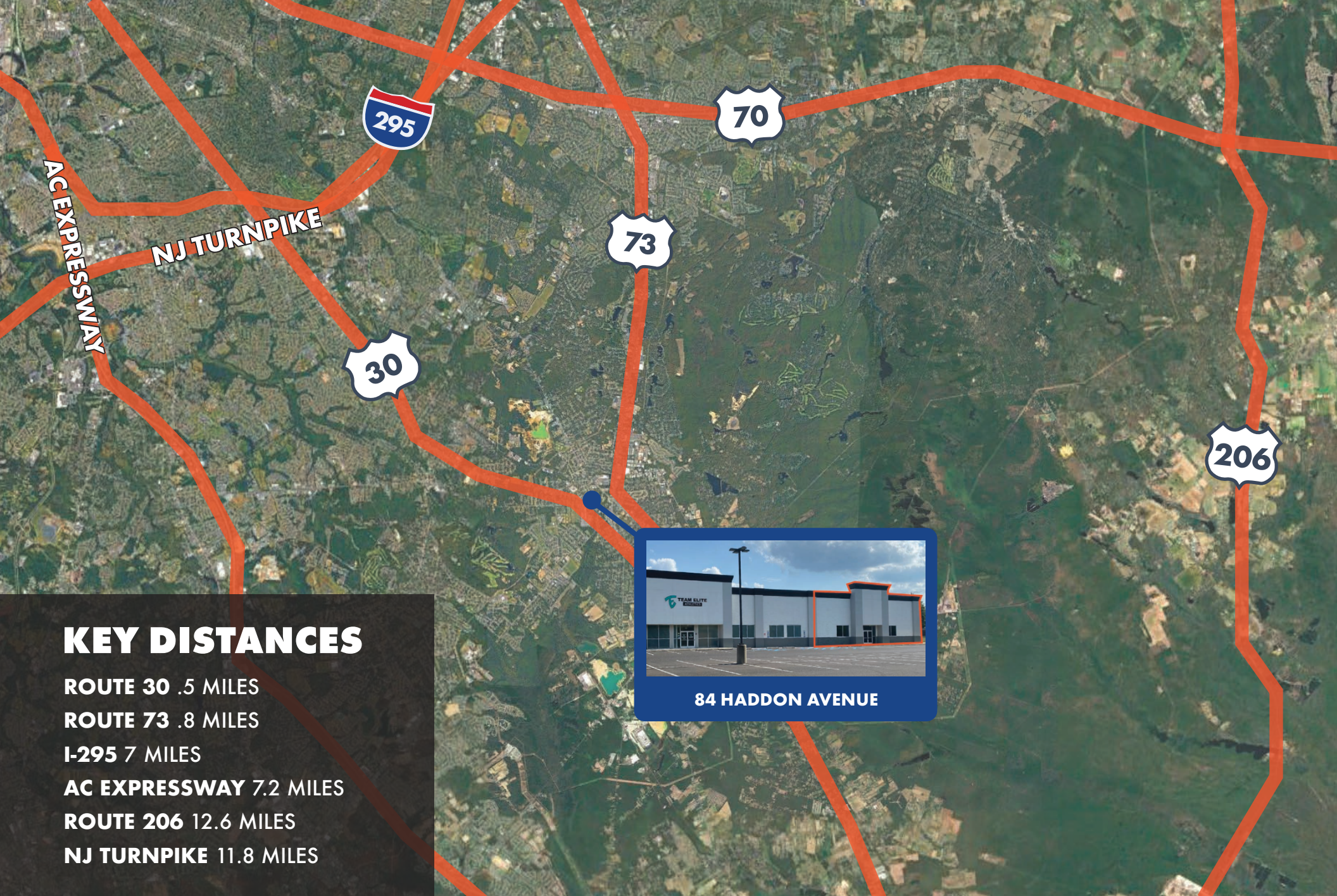
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,435	18,481	56,528
PROJECTED 2029	2,434	18,460	56,532

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$115,785	\$105,463	\$111,050
MEDIAN INCOME	\$101,273	\$78,968	\$86,785



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KEY DISTANCES

- ROUTE 30 .5 MILES
- ROUTE 73 .8 MILES
- I-295 7 MILES
- AC EXPRESSWAY 7.2 MILES
- ROUTE 206 12.6 MILES
- NJ TURNPIKE 11.8 MILES



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NEARBY AMENITIES

DINING

- Chick-Fil-A
- Dunkin
- IHop
- McDonalds
- Ollie Gators Pub
- Palace Diner & Tapped Bar
- Pancheros
- Royal Buffet
- Taco Bell
- Wingstop

RETAIL/GROCERY

- Canals Liquor
- Home Depot
- Marshalls
- Midas
- Pep Boys
- Planet Fitness
- Premier Shine Car Wash
- Public Storage
- Sahara Sams
- Shoprite
- Verizon
- Walmart
- Wawa



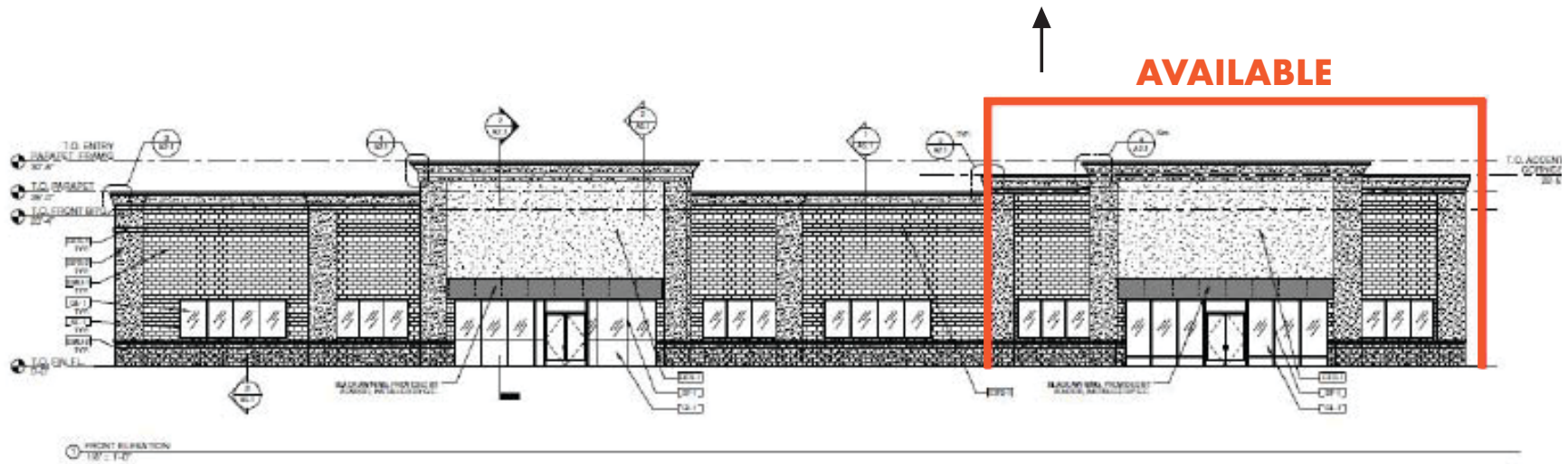
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SITE PLAN

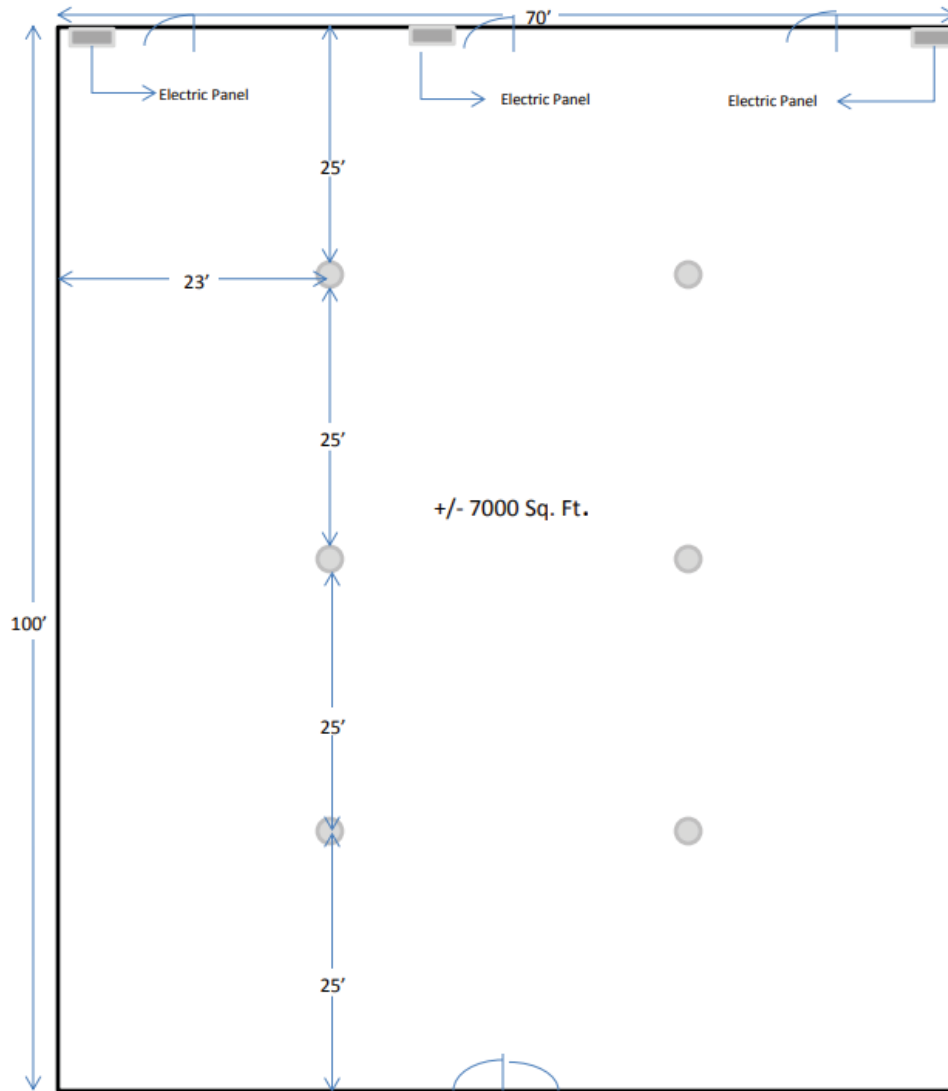


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FLOORPLAN



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