

50 CLEMENTON ROAD EAST

FOR SALE / LEASE

GIBBSBORO, NJ 08026

FORMER WELLS FARGO
3,216 SF ON 1.02 ACRES

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HIGHLIGHTS

- Signalized corner with access from Route 561 and Clementon Road (49,678 AADT)
- Multiple drive-thrus and 28 existing parking spaces
- Zoned for office, retail, or specialty use
- High-income area: \$200K+ avg. within 1 mile
- Ideal for medical, office, or retail conversion

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,245	80,020	200,729
AVERAGE HH INCOME	\$198,191	\$142,331	\$137,904
DAYTIME EMPLOYEES	6,229	35,418	80,840

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2025 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

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PHOTOS

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50 CLEMENTON ROAD EAST

SITE PLAN

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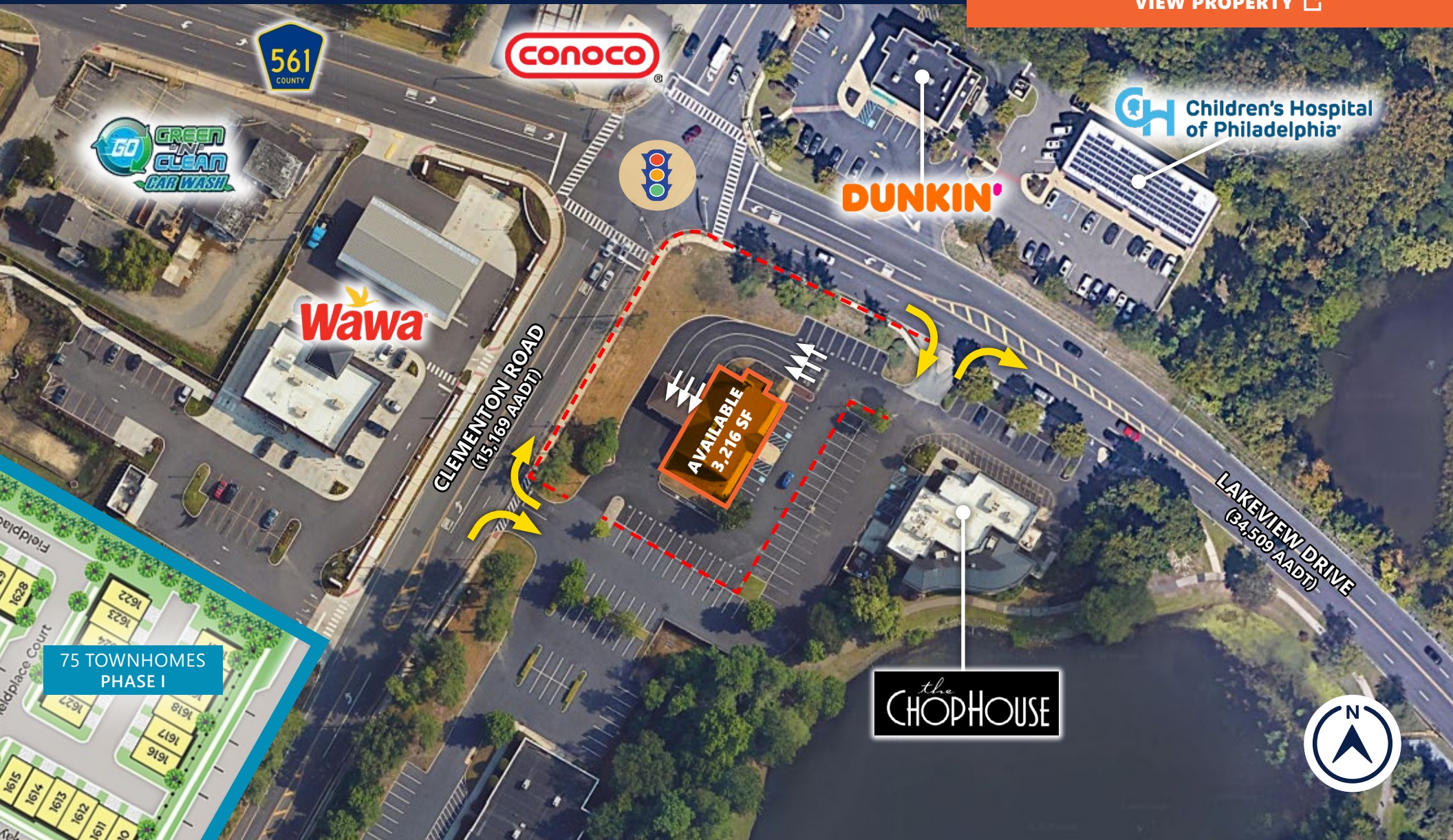
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BIRDS EYE AERIAL

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AVAILABLE
3,216 SF

CLEMENTON ROAD
(15,169 AADT)

LAKEVIEW DRIVE
(34,509 AADT)



75 TOWNHOMES
PHASE I



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50 CLEMENTON ROAD EAST

LOW AERIAL

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HIGH AERIAL

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ECHELON VILLAGE PLAZA

THE EDGE FITNESS CLUBS | **BUFFALO WILD WINGS GO**
DOLLAR TREE | **DUNKIN'**
KIDSTRONG | **Citizens**

RITZ CENTER

AMC THEATRES | **JERSEY MIKES**
PANCHEROS | **Applebee's**

EAGLE PLAZA

ACME | **ROSS** | **AOE** PICKLEBALL CLUB | **McDonald's**
Bath & Body Works | **five BELOW** | **CHIPOTLE** | **MATTRESS WAREHOUSE**
HAND & STONE MASSAGE AND FACIAL SPA | **WINE WAREHOUSE** | **CHASE**

CEDAR HILL SHOPPING CENTER

BJ's Live Generously! | **LOWE'S**
ALDI | **Thrifty SUPERSTORE** | **Starbucks**

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