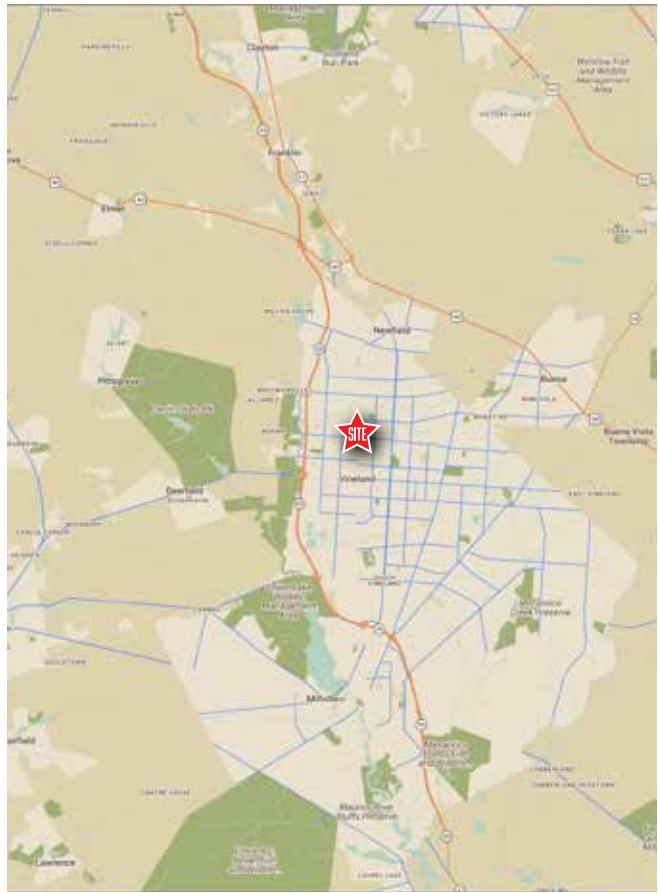


2,640sf FORMER CONVENIENCE STORE | FOR LEASE

900 New Road | Northfield NJ 08225 | Atlantic



**2,640sf
Foot Print**

**0.35 ACRE
Parcel Size**

**IMMEDIATE
Availability**

PROPERTY INFORMATION

- Approx 0.35 acres with approx. 2,640sf Freestanding Building
- Excellent visibility and access, Entrance/Exit available on both New Rd. (Rt. 9) and Jackson Ave. with nearby access to Tilton Rd. and Garden State Parkway
- Previously used as a 7-Eleven Convenience Store
- Excellent Traffic Counts • Zoned O PB
- Ideal location for Convenience Store, Misc. Retail, Dental/Medical, Office Space, Banking, Real Estate

NOTE: Tenant responsible for independently verifying Zoning

Demographics	1 Mile	3 Miles	5 Miles
Population	8,214	43,239	108,129
Average HH Income	\$129,208	\$130,104	\$131,123
Total Businesses	574	2,281	4,690
Number of Employees	5,083	26,679	56,163
Traffic Counts	New Rd. (Rt. 9): 10,958 VPD Tilton Rd.: 12,824 VPD		

Data Source: Sites USA REGIS™ 2026

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



2,640sf FORMER CONVENIENCE STORE | FOR LEASE

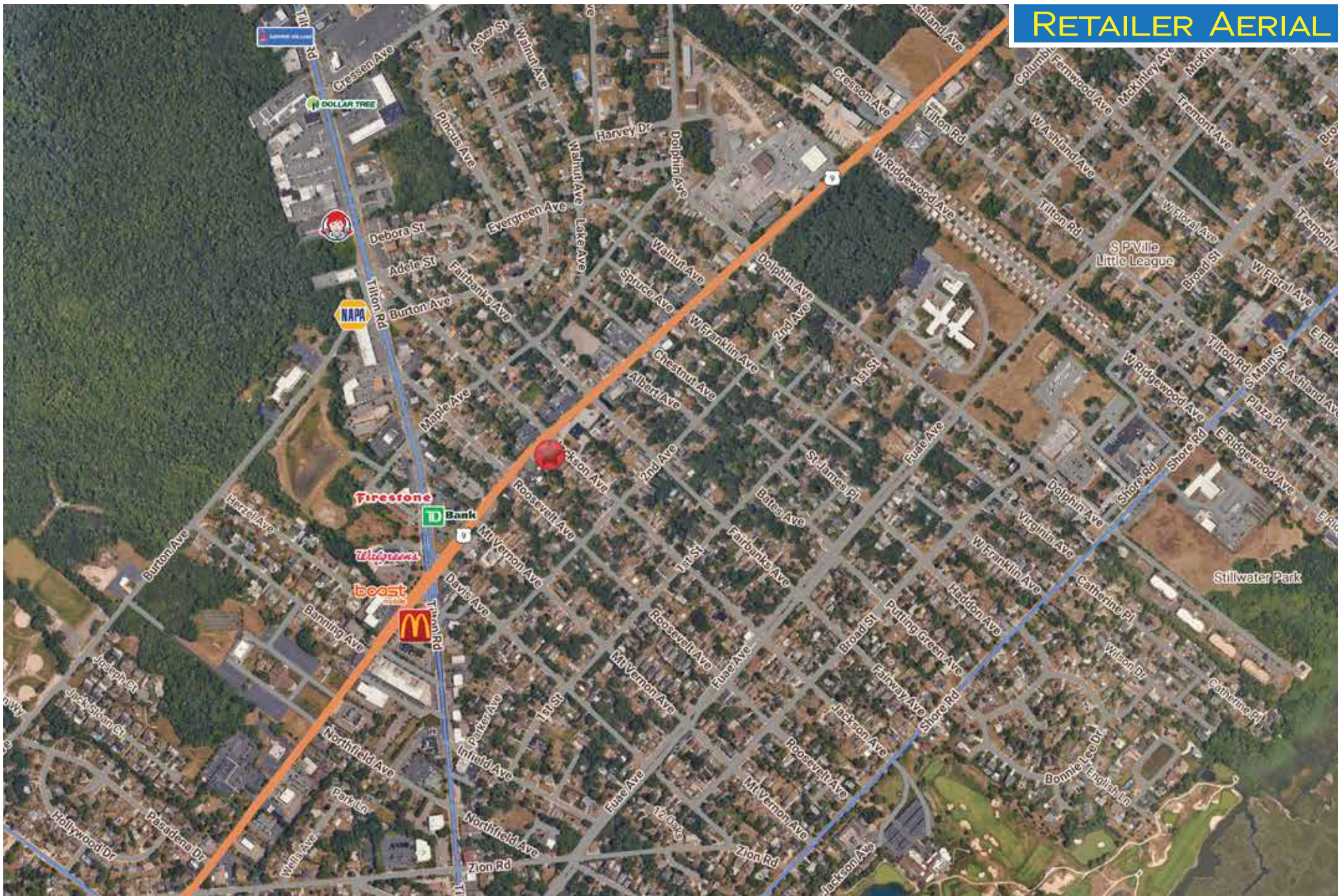
900 New Road | Northfield NJ 08225 | Atlantic

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAILER AERIAL



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 its 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.

2,640sf FORMER CONVENIENCE STORE | FOR LEASE

900 New Road | Northfield NJ 08225 | Atlantic



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2026)	8,214	43,239	108,129
Projected Population (2031)	8,113	43,250	107,969
Projected Annual Growth (2026 to 2031)	-0.2%	0.1%	-0.1%

Households & Growth

Households (2026)	3,017	15,976	43,145
Projected HH (2031)	2,963	15,898	42,846
HH Growth with Children (2026 to 2031)	36.4%	35.5%	28.3%

Income

Average HH Income (Est. 2026)	\$129,208	\$130,104	\$131,123
Median HH Income (2026)	\$102,005	\$96,597	\$98,141

Daytime Population

Total Businesses (2026)	574	2,281	4,690
Number of Employees (2026)	5,083	26,679	56,163

Education

High School Graduate	30.1%	32.1%	29.7%
Some College	16.6%	16.6%	17.1%
Bachelor Degree	24.0%	20.7%	22.3%
Graduate	12.0%	10.5%	13.5%

Traffic Counts:

New Rd. (Rt. 9): 10,958 VPD • Tilton Rd.: 12,824 VPD

Data Source: Sites USA REGIS™ 2026

KEY DEMO DATA & MAP

