

THE SHOPS AT PENNSVILLE CENTER

251 N BROADWAY | PENNSVILLE, NJ



OLS AUTOMOTIVE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

MSC

±2,500 - 4,900 SF AVAILABLE FOR LEASE



THE SHOPS AT PENNSVILLE CENTER

JOIN THESE TENANTS

**five
BELOW**

**1
DOLLAR TREE**

**Pizza
hut**

ACME

verizon

NovaCare
REHABILITATION
a Select Medical company

**HARBOR FREIGHT
TOOLS**

american family care
URGENT CARE

PROPERTY DETAILS

- ▶ Acme-anchored shopping center with GLA of 171,970 SF
- ▶ Located just south of I-295 (94,330 AADT) at the signalized intersection of N Broadway/NJ-49 (15,510 AADT) providing exceptional visibility
- ▶ Pad site, in-line and junior anchor space available for variety of uses such as salon, boutique fitness, dental, office/medical, food, etc.
- ▶ An approved 283 unit multi-family development directly adjacent to the shopping center

FIND OUT MORE:



<http://shopsatpennsville.com/>

DEMOGRAPHICS

EST. POPULATION

1 mi **3,481**

3 mi **17,485**

5 mi **58,190**

EST. EMPLOYEES

1 mi **1,065**

3 mi **6,754**

5 mi **35,230**

EST. AVERAGE HH INCOME

1 mi **\$92,801**

3 mi **\$85,552**

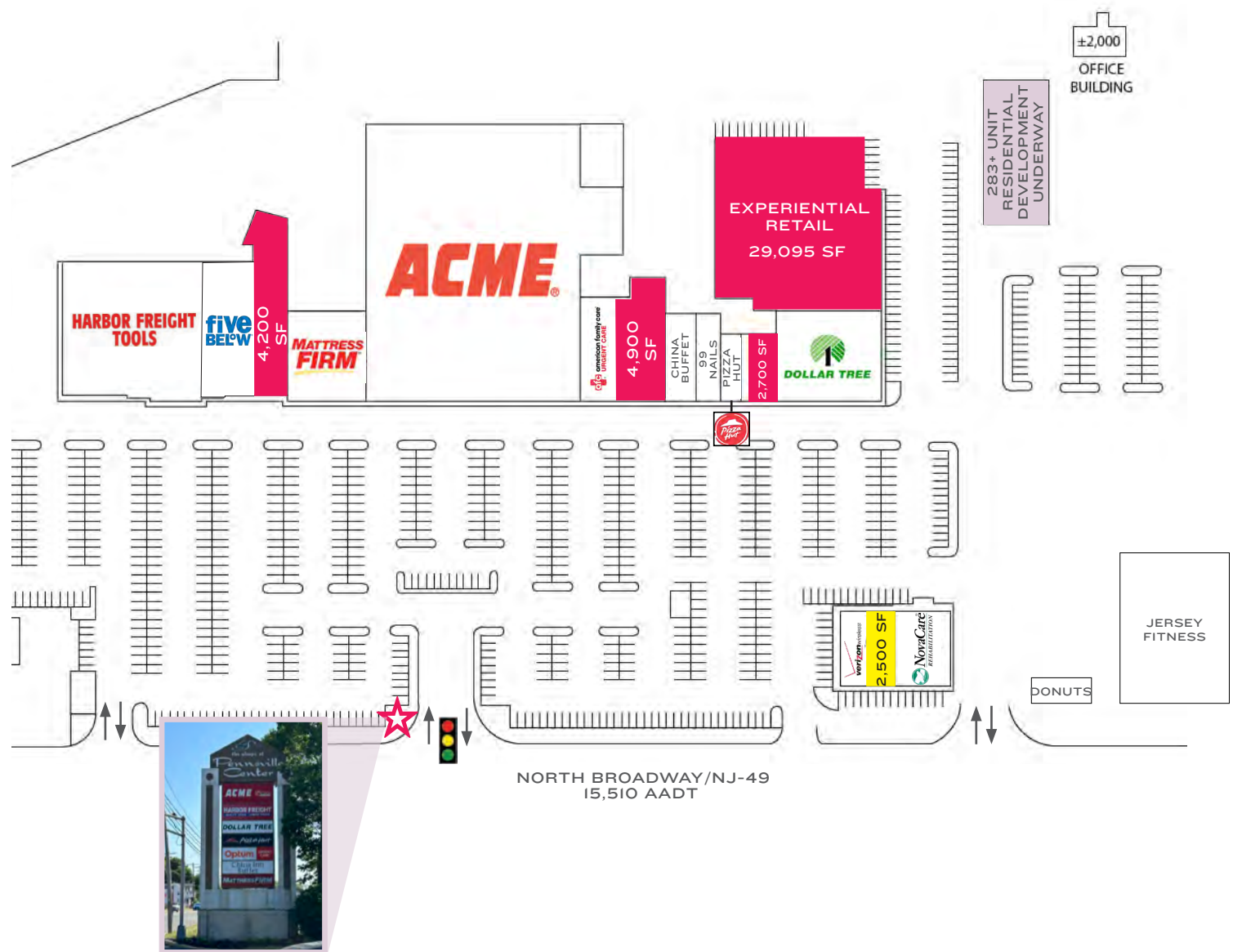
5 mi **\$75,365**

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MSC

SITE PLAN

TENANT	SF
Acme	70,850
Just Signed: Harbor Freight Tools	18,000
Five Below	9,800
Vacant	29,095
Dollar Tree	8,125
Mattress Firm	6,400
Vacant	4,900
AFC Urgent Care	4,400
Vacant	4,200
New China Inn Buffet	3,200
Vacant	2,700
Verizon Wireless	2,500
At LOI	2,500
Nova Care	2,000
Pizza Hut	1,800
99's Nails	1,600
Total	171,970



AERIAL



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MSC

PHOTOS



4,900 SF



PYLON SIGN

MSC

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