

CUMBERLAND CROSSING SHOPPING CENTER

2231 N 2ND STREET, MILLVILLE, NJ 08332



MSC

2ND GENERATION FREE-STANDING RESTAURANT OUTPARCEL
AND SHOP SPACE FOR LEASE



CUMBERLAND CROSSING SHOPPING CENTER



PROPERTY DETAILS

- ▶ Highly visible, 2nd generation free-standing restaurant space adjacent to Texas Roadhouse
- ▶ Walmart-anchored center with strong national co-tenancy within the center and the surrounding market
- ▶ Easily accessed from Route 55 and from Route 47 at a fully signalized intersection with a combined 55,000 AADT

JOIN THESE TENANTS



DEMOGRAPHICS

EST. POPULATION

1 mi **2,118**
 3 mi **27,269**
 5 mi **69,126**

EST. EMPLOYEES

1 mi **3,712**
 3 mi **16,510**
 5 mi **33,270**

EST. AVERAGE HH INCOME

1 mi **\$173,528**
 3 mi **\$151,042**
 5 mi **\$135,296**

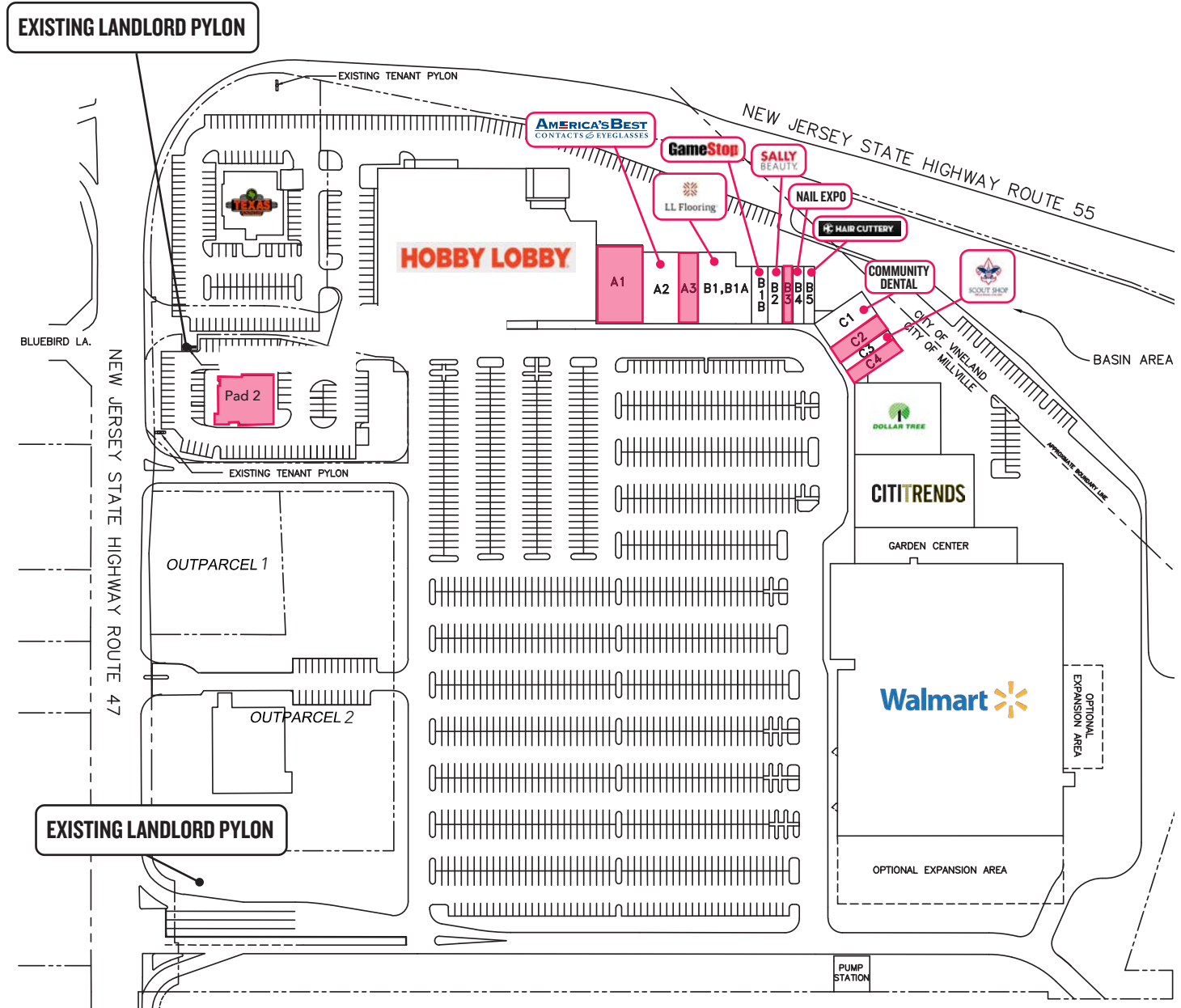
SITE PLAN

Pad 2

SPACE	TENANT	SIZE
Pad 1	Texas Road House	7,362 SF
Pad 2	AVAILABLE	5,227 SF
E1	Hobby Lobby	58,822 SF
A1	AVAILABLE	7,150 SF
A2	America's Best	5,000 SF
A3	AVAILABLE	3,200 SF
B1, B1A	LL Flooring	6,400 SF
B1B	GameStop	1,840 SF
B2	Sally Beauty	1,600 SF
B3	AVAILABLE	1,200 SF
B4	Nail Expo	1,200 SF
B5	Hair Cuttery	1,200 SF
C1	Community Dental	3,200 SF
C2	AVAILABLE	2,000 SF
C3	Scout Shop	1,200 SF
C4	AVAILABLE	1,600 SF
D1	Dollar Tree	12,000 SF
D2	CitiTrends	17,000 SF
D3	Walmart	121,213 SF

SPACE	TENANT
Outparcel 1	Visionworks Mattress Warehouse The Vitamin Shoppe
Outparcel 2	Joe Canal's Liquors

NOT PART OF CENTER



AERIAL



VINELAND TOWN CENTER

RAYMOUR & Associates FURNITURE
 Gabe's unbelievable!
 TD Bank
 ALDI
 Arby's

CUMBERLAND MALL

Marshall's. Boscov's. DICK'S SPORTING GOODS
 HomeGoods Happy. BEST BUY. Chick-fil-A
 B.J.'s WHOLESALE CLUB. THE HOME DEPOT. Red Robin FRESH FISH - LIVE LOBSTER
 RED LOBSTER. REGAL ENTERTAINMENT GROUP

UNION LAKE CROSSING

TARGET. five BELOW. STAPLES
 KOHL'S. PETSMART. ROSS DRESS FOR LESS
 FAMOUS footwear. BIG LOTS. SKECHERS
 SleepRite. SONIC. Rally House
 OLD NAVY. Bath&BodyWorks

CUMBERLAND CROSSING

Walmart. HOBBY LOBBY. DOLLAR TREE
 AMERICA'S BEST CONTACTS & EYEGLASSES. SALLY BEAUTY. LL Flooring
 HAIR CUTTERY. CITITRENDS

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