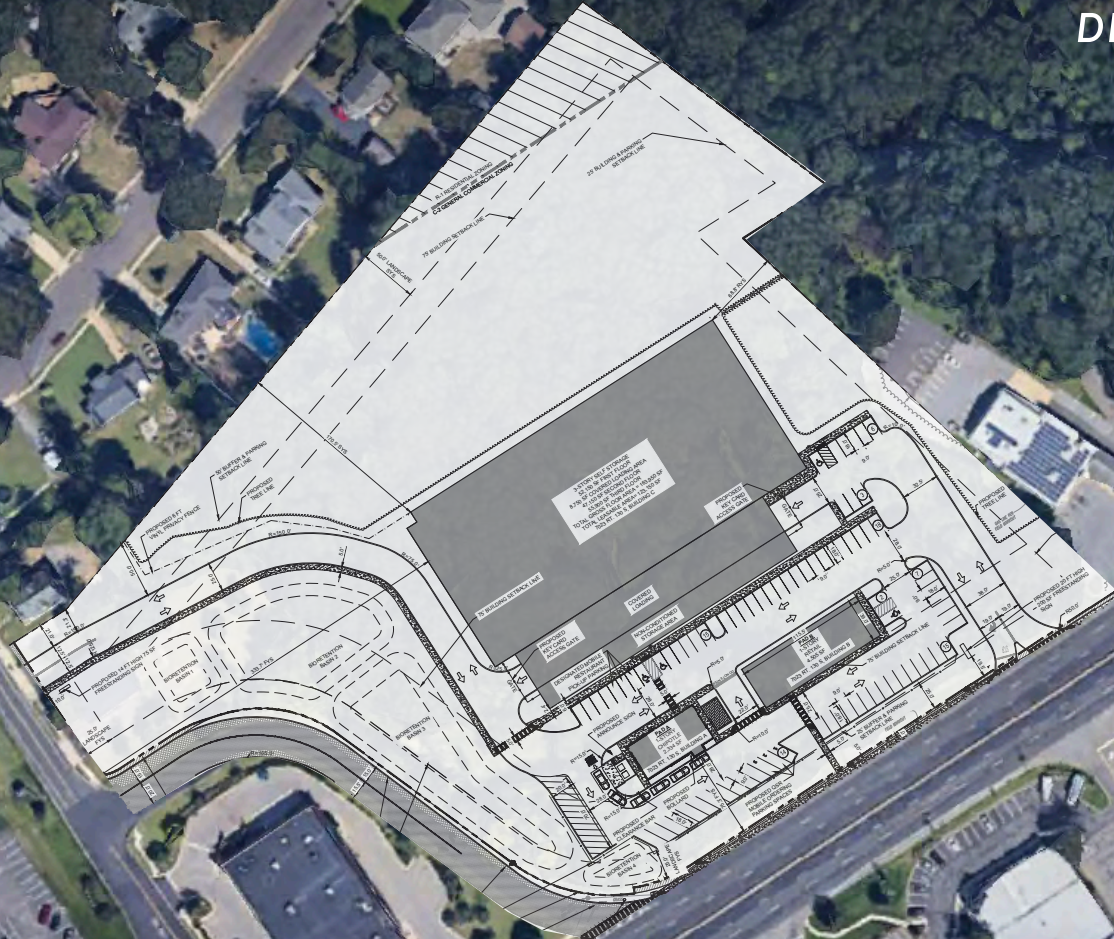


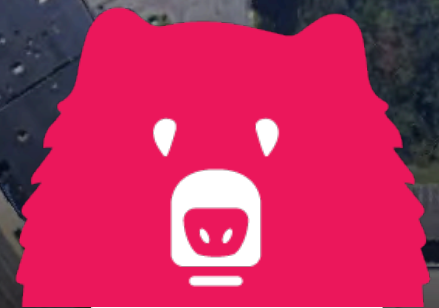
7023 ROUTE 130

DELRAN, NJ



MSC

FOR LEASE OR GROUND LEASE



7023 ROUTE 130

PROPOSED
SELF STORAGE

±4,500 SF FREE
STANDING BUILDING

ROUTE 130 (45,623 AADT)

PROPERTY DETAILS

- ▶ Well positioned in the heart of Delran's retail market
- ▶ Situated at a major intersection adjacent to Chipotle
- ▶ 4,505 SF one (1) story retail/office permitted (no drive-thru)
- ▶ Traffic count along Route 130 is 45,623 AADT
- ▶ Directly across the street from Hartford Commons Shopping Center

JOIN THESE AREA TENANTS



Wawa



Ashley
HOMESTORE

PET SMART



WELLS
FARGO



Walgreens
Staples

DUNKIN'
GROCERY OUTLET
bargain market



DEMOGRAPHICS

EST. HOUSEHOLDS

1 mi 2,512

3 mi 22,622

5 mi 85,014

EST. EMPLOYEES

1 mi 3,749

3 mi 17,559

5 mi 91,806

EST. MEDIAN HH INCOME

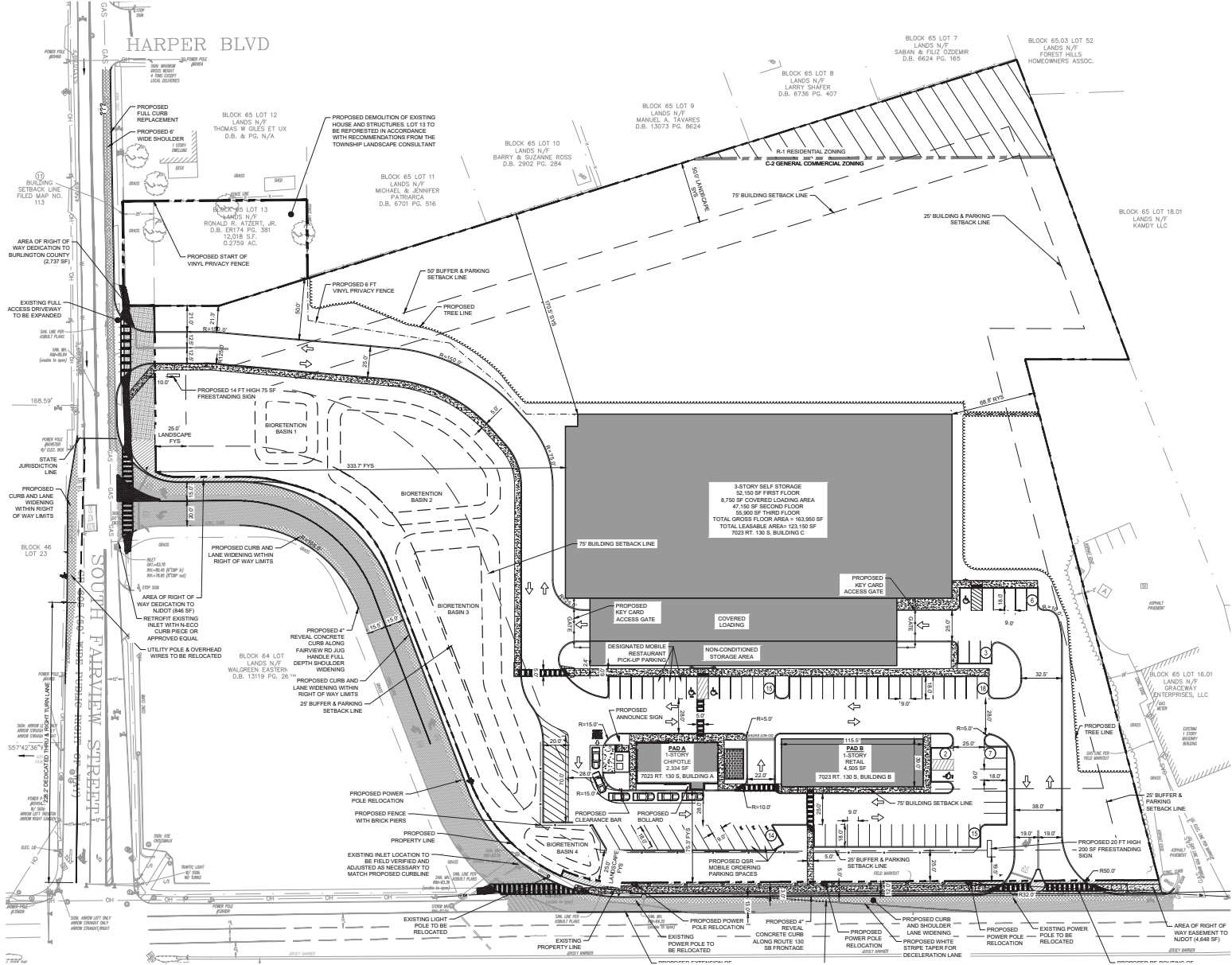
1 mi \$88,898

3 mi \$84,753

5 mi \$80,897

SITE PLAN

SOUTH FAIRVEIW STREET



ROUTE 130 (45,623 AADT)

AERIAL

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