

# LAND LEASE OPPORTUNITY

131 NORTH WHITE HORSE PIKE, LAWNSIDE, NJ 08045

HIGH TRAFFIC RETAIL SITE



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### Investment Highlights

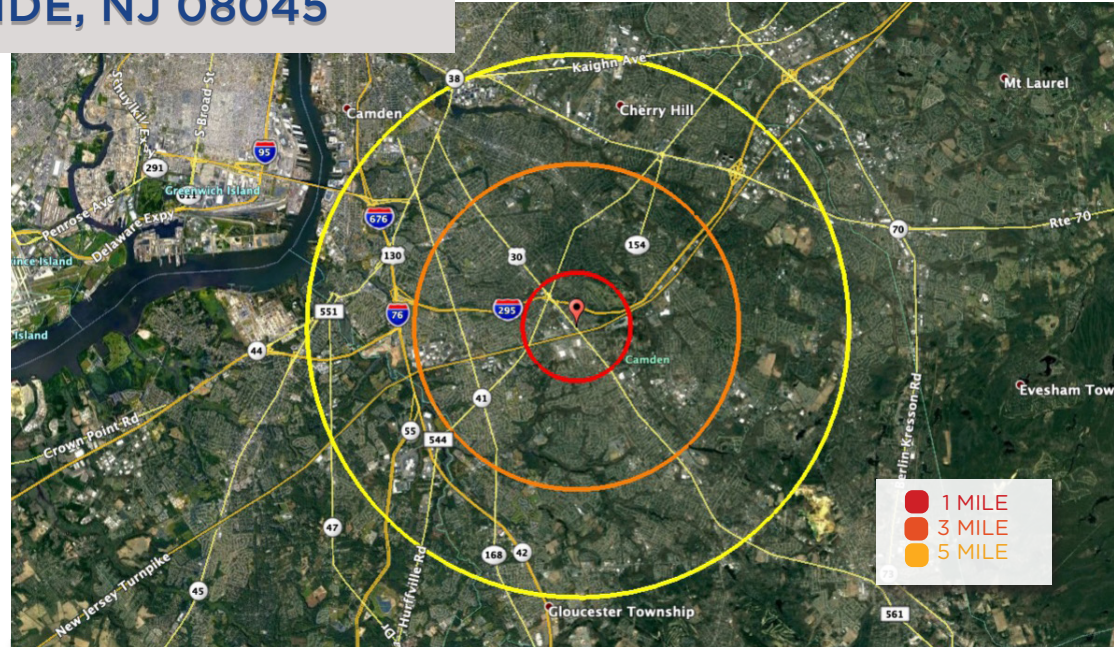
**Acreage Available:** +/- 0.67 acres  
+/- 2,500 SF building

**Asking Lease Rate:** Call for details

**Utilities:** Water, sewer, electric, gas

### Property/Area Highlights

- + 145 ft of road frontage on the White Horse Pike across from Shop Rite and Home Depot
- + Formerly operated as a carwash with 3 bays and 2 self-service vacuum; basement for functioning quick oil change and service station
- + Densely populated residential area along major commuter routes; situated between I-295 and Gloucester Pike
- + Major retail corridor with ongoing development



### 2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population:	9,946	110,582	286,285
Total Businesses:	224	1,031	2,219
Employees:	1,194	8,623	19,757

HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income:	\$68,274	\$78,911	\$72,177
Avg. Housing Unit Value:	\$331,991	\$334,192	\$327,925



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