

# 1 NORTH VIRGINIA AVENUE

PENNS GROVE, NJ

± 2,000 - 5,000 SF PAD SITE WITH DRIVE-THRU AVAILABLE

JOIN



## property highlights.

- Strong visibility at signalized intersection with 15,143 VPD
- Site accessible from Rt. 130 and E. Main St.
- Easy access to 295 via E. Main St.
- Pylon signage available
- Proposed Wawa set to open Q1 2023

## stats.

2020 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	14,598	79,999	211,859
EST. HOUSEHOLDS	5,513	31,965	84,392
EST. AVG. HH INCOME	\$66,276	\$69,828	\$82,471

NORTH VIRGINIA AVENUE TRAFFIC COUNT: 9,342 VPD \*ESRI 2020



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COMMERCIAL  
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## get in touch.

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RT. 130 9,217 VPD

**AVAILABLE  
±2,000 - 5,000 SF**



E MAIN STREET 5,926 VPD

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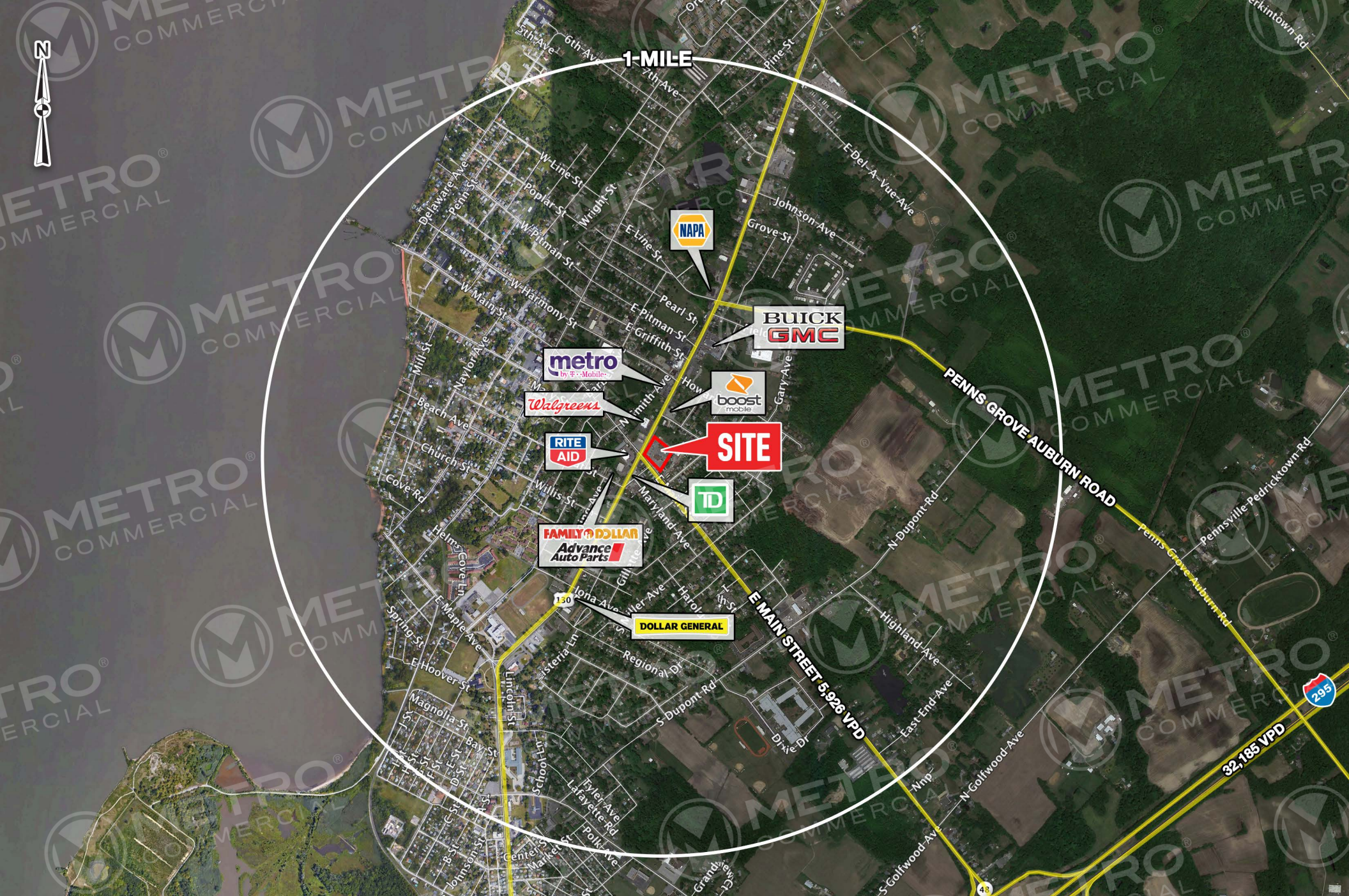




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