

FOR LEASE | RETAIL

1111 ROUTE 322

1111 Route 322 | Woolwich Township, NJ 08085



PROPERTY SUMMARY

Available SF:	± 1,200 - 200,000 SF
Lease Rate:	Negotiable
Lot Size:	± 3.86 Acres
Building Size:	± 200,000 SF
Cross Streets:	NJ Turnpike and Pancoast Road

PROPERTY OVERVIEW

Retail space available in area of enormous amount of residential, industrial and commercial growth along Route 322

LOCATION OVERVIEW

Located directly off Exit 2 of the New Jersey Turnpike at the intersection of Pancoast Road and Route 322, with close proximity to Route 295, Route 45, and Route 130. Less than 15 minutes from Pennsylvania and approximately 30 minutes from Center City Philadelphia.

PROPERTY HIGHLIGHTS

- Enormous amount of residential, industrial, and commercial growth along Route 322.
- Site is centrally located between 545,000 SF of retail space at Woolwich Commons, 250,000 SF of retail space at Woolwich Crossing (future phase), and 650,000 SF of retail space at Main Street at Woolwich (future phase).
- Close proximity to Amazon's 1,000,000 SF fulfillment center in Logan Township and Amazon's proposed 650,000 SF fulfillment center in West Deptford.
- Gloucester County is the third largest metropolitan region in the Northeast and is surrounded by the regions' highly skilled workforce and outstanding academic institutions.

FOR MORE INFORMATION, PLEASE CONTACT:

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Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

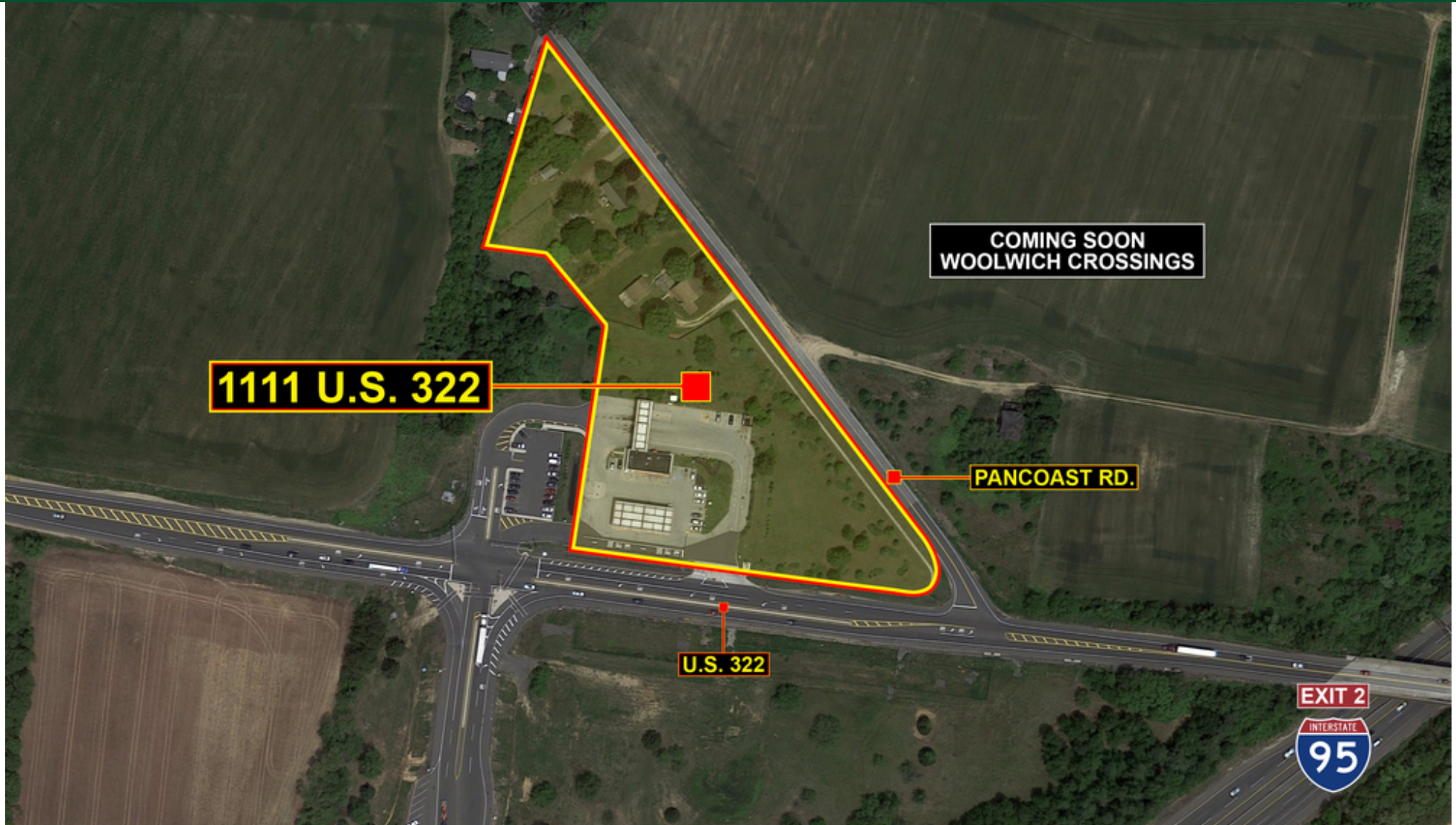
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Lease Rate: NEGOTIABLE **Total Space** 297,120 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Retail space	NEGOTIABLE	NNN	± 1,200 - 200,000 SF	Negotiable
Pad Sites	NEGOTIABLE	NNN	± 5,000 SF	Negotiable
Restaurant Sites	NEGOTIABLE	NNN	± 5,000 SF	Negotiable
Hotel site	NEGOTIABLE	NNN	± 2 ACRES	Negotiable

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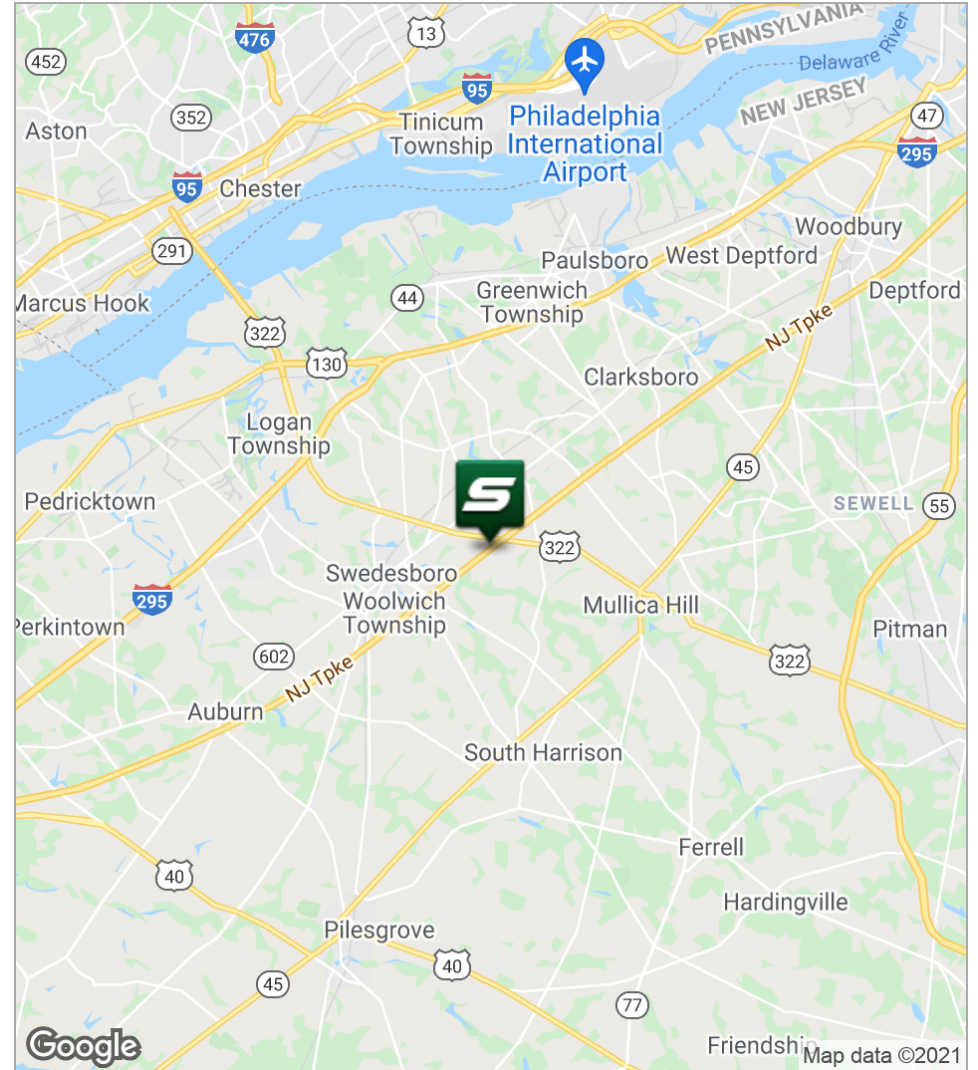
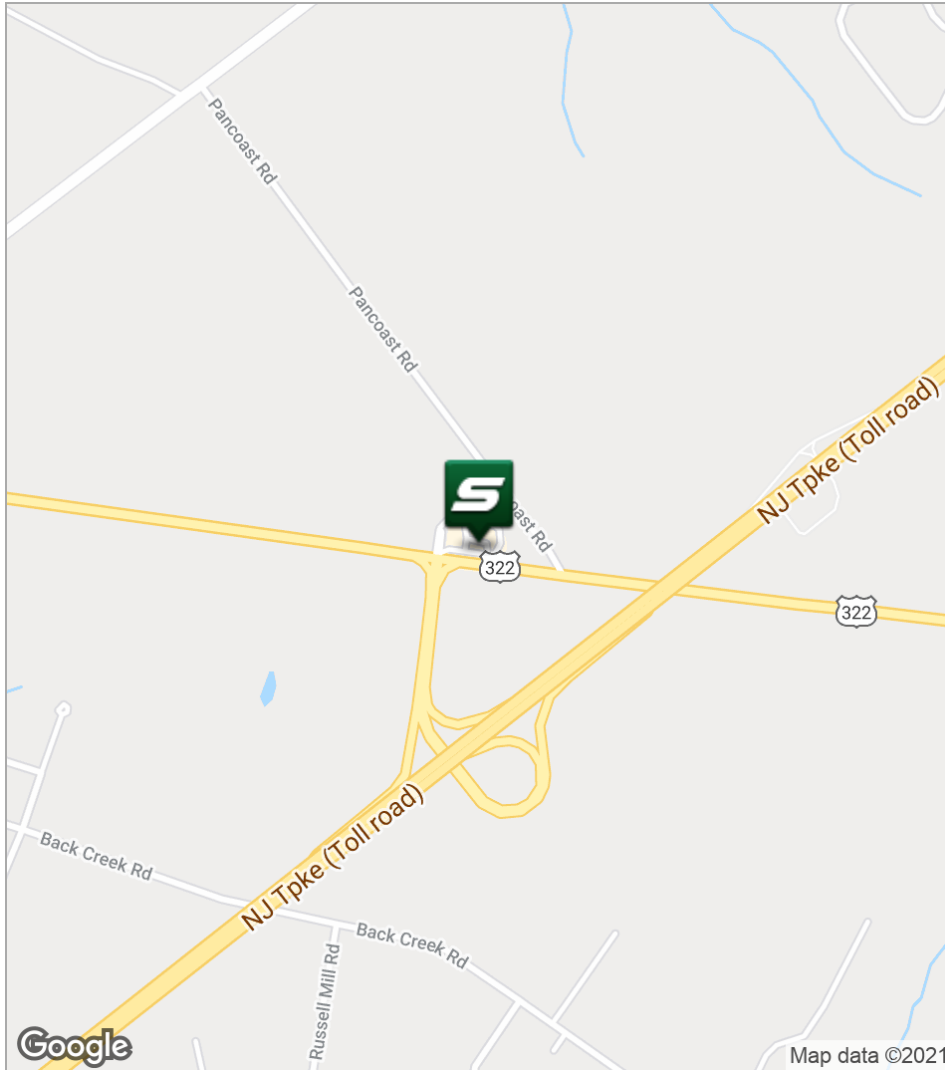
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	1 Mile	5 Miles	10 Miles
Total Population	1,477	37,470	261,746
Population Density	470	477	833
Median Age	34.1	35.5	37.2
Median Age (Male)	34.2	35.4	35.7
Median Age (Female)	33.8	35.6	38.6
Total Households	457	12,105	96,372
# of Persons Per HH	3.2	3.1	2.7
Average HH Income	\$117,142	\$106,483	\$75,618
Average House Value	\$384,789	\$356,195	\$262,054

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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