

REDEVELOPMENT OPPORTUNITY ON ±2.64 AC

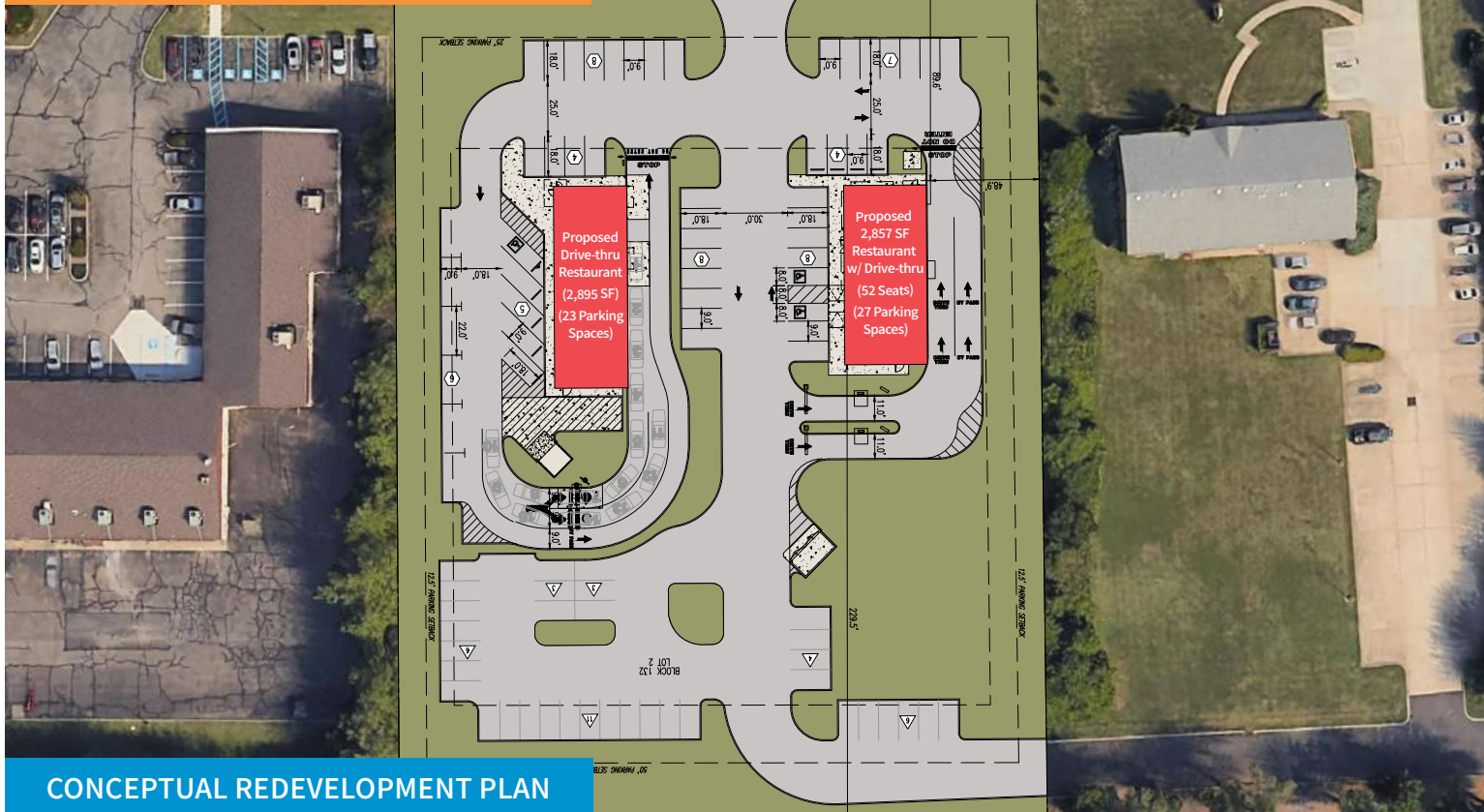
2904 US Route 130

Delran, Burlington County, NJ 08075

EQUITY RETAIL BROKERS

BUILDING DEMOLITION COMPLETE!

130 Burlington Pike 53,086 ADT



PROPERTY FEATURES

- Redevelopment opportunity on ±2.64 AC
- For Ground Lease
- “Clean”, open lot with 148 surface level parking spaces
- Good visibility
- Zoning allows for a variety of uses
- Opportunities for outdoor seating
- Multiple concept plans under consideration
- Utilities on site (gas, water, electric, and sewer)

DETAILS

- Delran is located just east of the city of Philadelphia on Rt 130
- Approx. 53,000 ADT
- Dense residential flanking either side of Route 130
- Delran is part of the greater Cinnaminson trade area. Consumers will come from Cinnaminson, Delran, Pennsauken, Willingboro, Delanco, Moorestown, and portions of NE Philadelphia (via The Tacony-Palmyra Bridge)
- Area tenants include Target, Walmart, Shop Rite, Planet Fitness, Ross, Burlington, Lowe’s, Chipotle, Red Lobster, Chick-fil-a, Starbucks, Crunch Fitness, Edge Fitness, PetSmart, and Launch Trampoline Park

CONTACT

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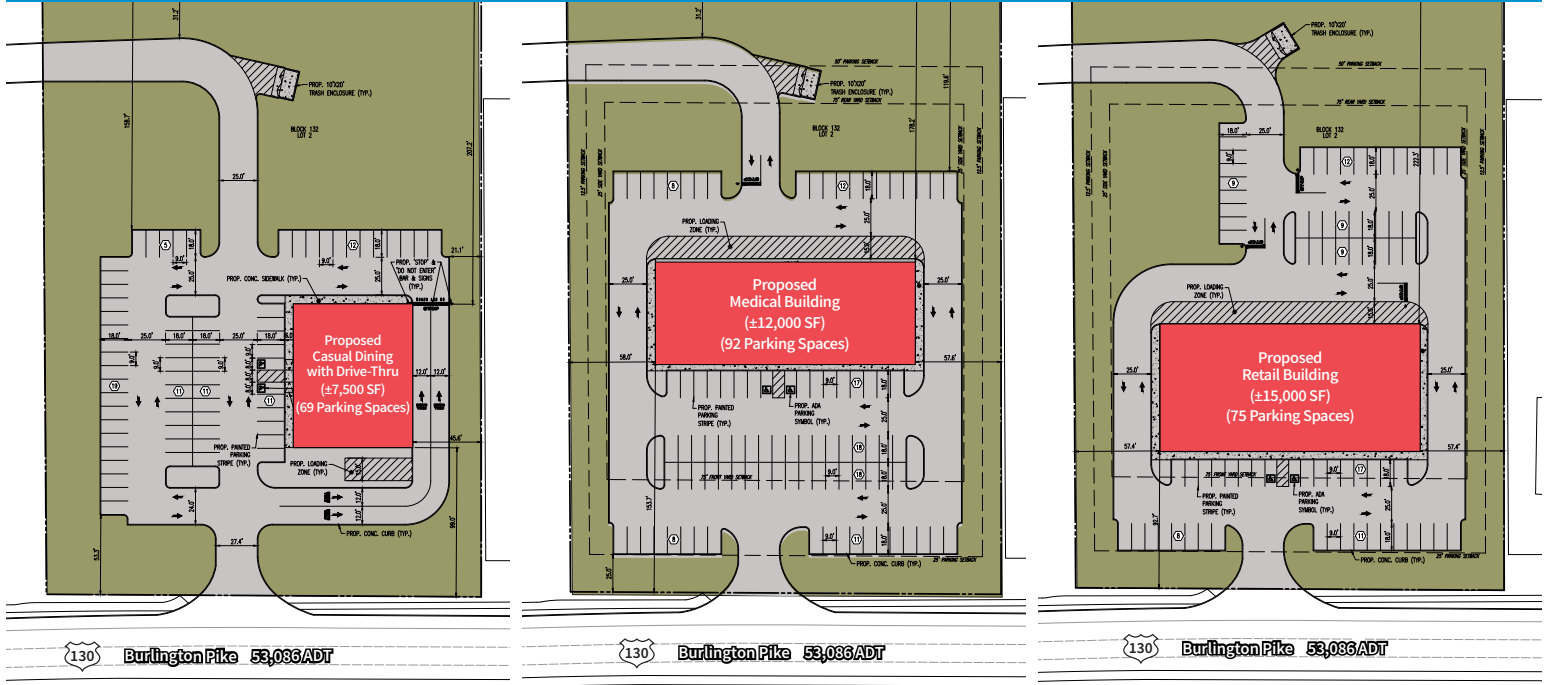
The right space. The right move.

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ADDITIONAL CONCEPTUAL REDEVELOPMENT PLANS



Demographics

	1 Mile	2 Miles	4 Miles
Population	8,347	29,700	127,630
Average HHI	\$108,253	\$122,965	\$111,651
Adj Daytime Demos (16yrs+)	8,939	28,527	124,968

Demographic Data Source: Esri 2021



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CINNAMINSON-DELRAN RETAIL MARKET AERIAL

Route 130 | Burlington County, NJ



The Shoppes at Cinnaminson

ROSS DRESS FOR LESS, ShopRite, Burlington, WELLS FARGO, BANK OF AMERICA, FAMOUS footwear, CHIPOTLE MEXICAN GRILL, SKECHERS, PHOENIX SALON, planet fitness, CHASE

Marketplace at Cinnaminson

Walmart, sam's club, DOLLAR TREE

Greenleaf at Delran

THE EDGE FITNESS CLUBS, Ashley HOMESTORE, Lightbridge Academy, Wendy's, Stumpy's Hatch House, 130 DINER, LAUNCH TRAMPOLINE PARK

Hartford Corners SC

LOWE'S, ShopRite, Starbucks, HomeGoods, Staples, five BELOW, Chick-fil'd, PETS PLUS NATURAL, SALADWORKS, MATTRESS FIRM, planet fitness

Millside Plaza

target, RITE AID, Party City, PETSMART, CRUNCH, TACO BELL

Compliments of:

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Aerial Source: Google Earth Pro & Traffic Count Source: NJ DOT ('17)