



1002 Mantua Pike

Woodbury Heights, New Jersey

Building Size

- +/- 2,863 SF - First Floor
- +/- 1,097 SF - Basement
- +/- 562 SF - Second Level

Lot Size

- +/- 0.60 Acres

Zoning - Highway Commercial (HC)

- Banks with Drive-Thru
- Office Buildings
- Car Washes (Conditional)
- Food & Service Retail
- Fast Food with Drive-Thru

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	9,636	7,964	\$80,952
3 Mile	59,979	61,956	\$79,773
5 Mile	120,555	118,796	\$78,677

Retail for Lease - Contact

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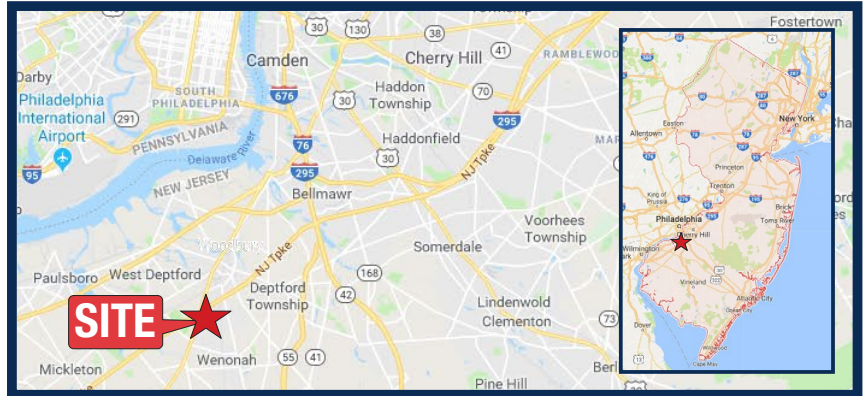
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Site Description

- Well-positioned free-standing building with drive-thru fronting College Square Shopping Center with Esporta Fitness, Penn Medicine and a brand new Starbucks
- Direct access from Mantua Pike (Route 45) and Alliance Street servicing a dense residential community
- Prominent visibility on Mantua Pike with 26,476 VPD
- Tremendous pylon signage with six monument/directional signs along Mantua Pike and Alliance Street

State Map



Site Aerial



Market Aerial



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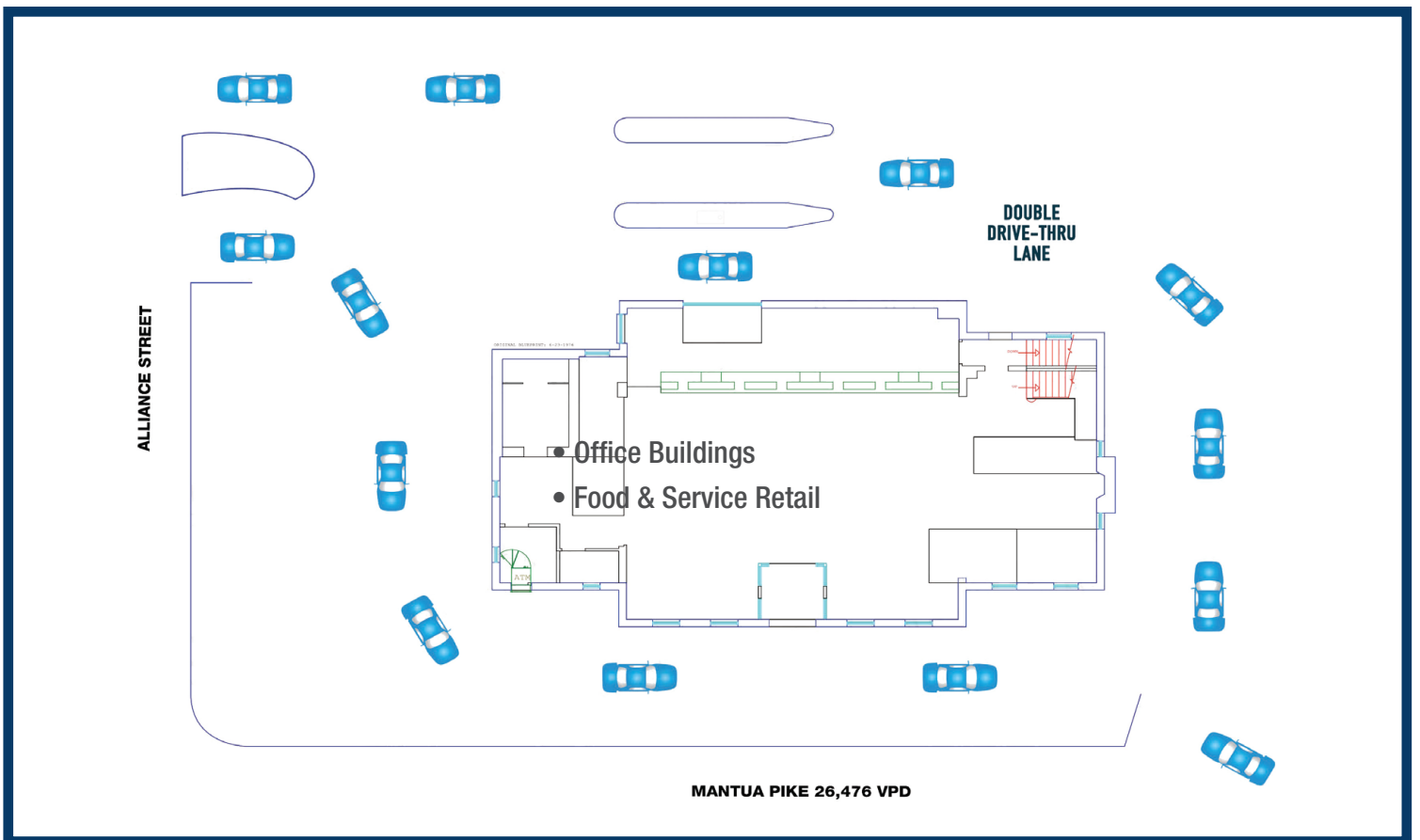
Drive-Thru View



Additional View



Site Plan



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