



# RETAIL / OFFICE OPPORTUNITY

1 Berlin Road | Clementon | 08021 | Camden County | NJ

## AVAILABLE FOR LEASE



- ⊗ Two units available
- ⊗ Anchor tenant: Dominos Pizza
- ⊗ Unit 2: Restaurant Space 2,060 SF  
Unit 4: Medical office 1,167 SF
- ⊗ Excellent restaurant location with full fit-out available
- ⊗ Dental office equipment available for sale
- ⊗ Signalized corner of Berlin & Gibbsboro Rds
- ⊗ High foot traffic area that generates walk-in customers
- ⊗ Pylon and building signage available

### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	11,893	79,089	191,405
Average HH Income	\$58,195	\$73,492	\$92,572
Total Businesses	371	2,960	7,536
Number of Employees	2,814	29,331	76,849

\* Data Source: ESRI <sup>TM</sup>

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Administrative Office

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**ArrowRealEstateServices.com**





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**Clementon Lake Plaza**

**DOLLAR GENERAL**

**UNITED STATES POST OFFICE**




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