

PHILADELPHIA, PA  
10 Miles Away



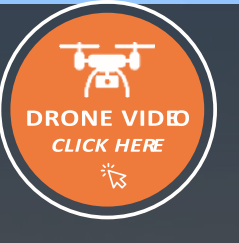
GROCERY ANCHORED | ACCESS TO PHILADELPHIA | TREMENDOUS VISIBILITY ON ROUTE 38

# SAIGON PLAZA

5201 NJ-38, PENNSAUKEN TOWNSHIP, NJ

RETAIL SPACE AVAIABLE FOR LEASE

PHILADELPHIA, PA  
10 Miles Away



THE POINT SHOPPING PLAZA

RESTAURANT EQUIPPERS WAREHOUSE STORES **Davita** **DOLLAR GENERAL**

**HARBOR FREIGHT** **BENIHANA**

QUALITY TOOLS LOWEST PRICES

Route 38 (47,925 VPD)



**PARK PLACE AT GARDEN STATE PARK**

**TRADER JOE'S**  
 TOP 30% Nationwide  
**HomeGoods**  
 TOP 30% Nationwide  
**SHAKE SHACK**  
 TOP 25% Nationwide  
**PNC**  
 \$88.9M Total Deposits

**MARKET PLACE AT GARDEN STATE PARK**

**Wegmans**  
 TOP 22% Nationwide  
**THE HOME DEPOT**  
 TOP 5% Nationwide  
**DICK'S**  
 TOP 25% Nationwide  
**Tanner**  
 TOP 30% Nationwide

**GARDEN STATE PARK**

**Costco**  
 TOP 50% Nationwide  
**petco**  
 TOP 43% Nationwide  
**crumbl COOKIES**  
 TOP 8% Nationwide

**TOWNE PLACE AT GARDEN STATE PARK**

**BARNES & NOBLE**  
 TOP 40% Nationwide  
**The Cheesecake Factory**  
 TOP 30% Nationwide  
**DSW**  
 TOP 15% Nationwide  
**NORDSTROM rack**  
**ULTA BEAUTY**

**GARDEN STATE PAVILIONS**

**ShopRite**  
 TOP 42% Nationwide  
**STAPLES**  
 TOP 41% Nationwide  
**Burlington**  
 TOP 24% Nationwide  
**Chick-fil-A**  
**Gabe's**



**SAIGON PLAZA**

**THE POINT SHOPPING PLAZA**

RESTAURANT EQUIPPERS WAREHOUSE STORES  
**Davita**  
**HARBOR FREIGHT**  
 QUALITY TOOLS LOWEST PRICES  
**DOLLAR GENERAL**  
**BENIHANA**

**Goodwill**

**BISHOPS VIEW APARTMENTS**  
200 Units (Studio, 1, 2, 3 Beds)

**DUNKIN'**

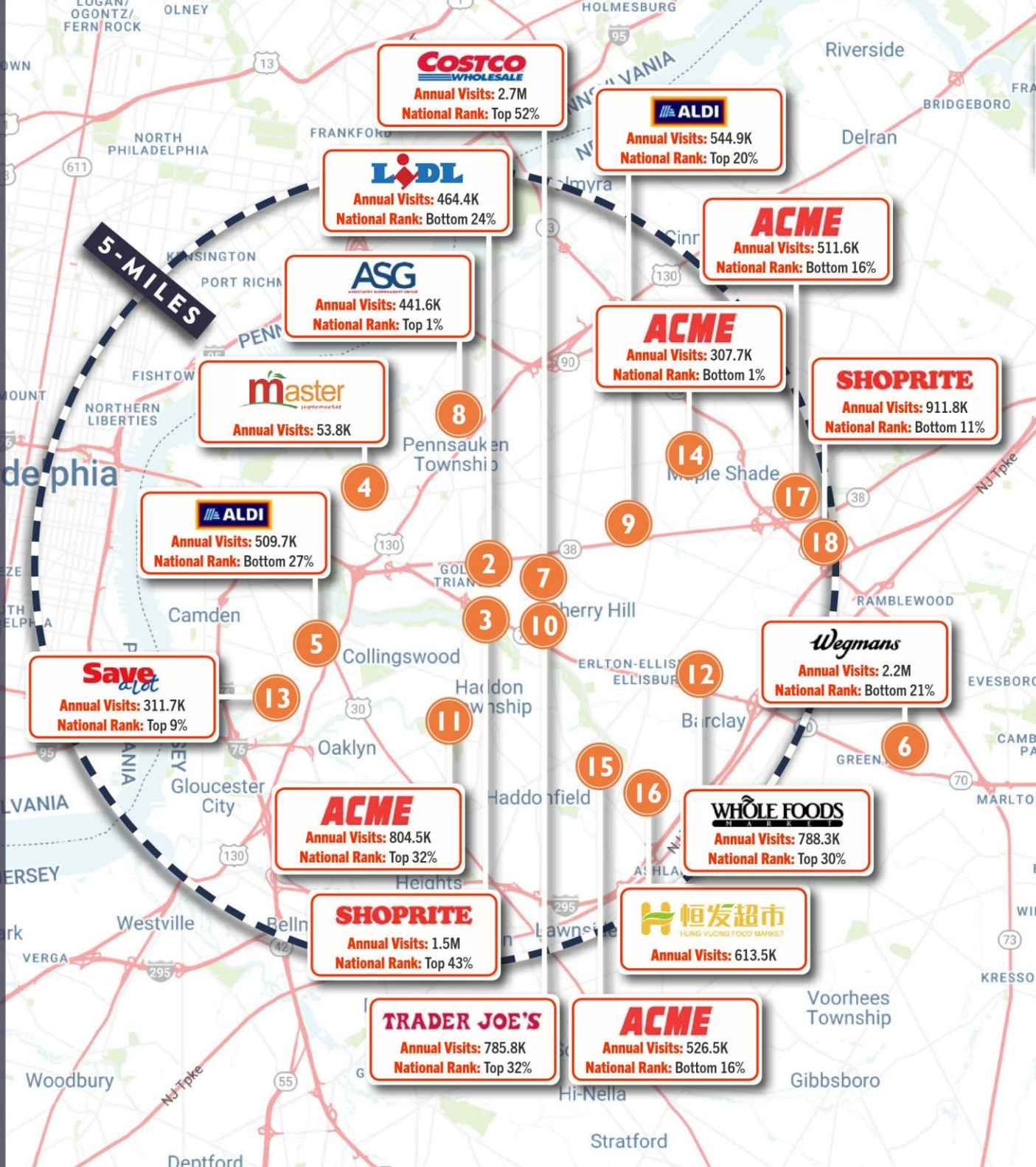
**TWO ZERO TWO PARK**  
200 Units (Studio, 1, 2, 3 Beds)

Rte 70 W (51,906 VPD)

Route 38 (47,925 VPD)

SUBJECT

- 1 **Sun Seng Supermarket**  
5201 NJ-38, Pennsauken Twp, NJ
- 2 **Lidl**  
400 Kaighns Ave, Cherry Hill, NJ
- 3 **ShopRite**  
2240 Marlton Tpke, Cherry Hill, NJ
- 4 **Master Super Market**  
3325 Westfield Ave, Camden, NJ
- 5 **Aldi**  
30 White Horse Pike, Collingswood, NJ
- 6 **Wegmans**  
2100 Rte 70 W, Cherry Hill, NJ
- 7 **Costco Wholesale**  
650 Garden Park Blvd, Cherry Hill, NJ
- 8 **Associated Supermarket**  
6100 Westfield Ave, Pennsauken Twp, NJ
- 9 **ALDI**  
2110 NJ-38 Unit 1A, Cherry Hill, NJ
- 10 **Trader Joe's**  
775 Haddonfield Rd, Cherry Hill, NJ
- 11 **ACME**  
400 W Cuthbert Blvd, Haddon Twp, NJ
- 12 **Whole Foods Market**  
1558 Kings Hwy N, Cherry Hill, NJ
- 13 **Save-A-Lot**  
2881 Mt Ephraim Ave, Camden, NJ
- 14 **ACME**  
41 W Main St, Maple Shade, NJ
- 15 **ACME**  
40 Ellis St, Haddonfield, NJ
- 16 **Hung Vuong Food Market**  
1445 Brace Rd, Cherry Hill, NJ
- 17 **ACME**  
300 S Lenola Rd, Maple Shade, NJ
- 18 **ShopRite**  
1000 Nixon Dr, Mt Laurel Twp, NJ

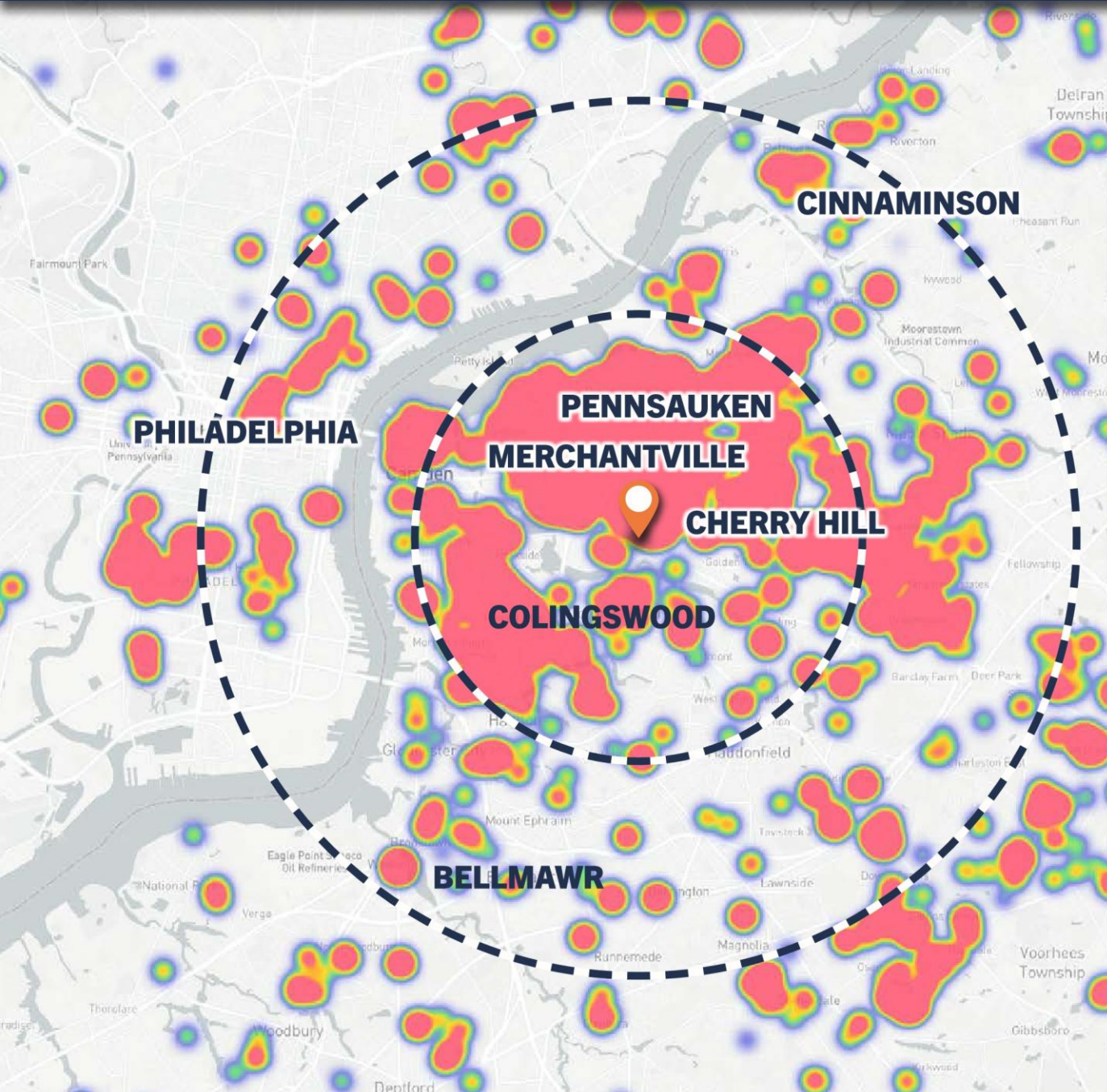


# VISITORS BY ORIGIN


HOME LOCATION TO SAIGON PLAZA




**THE MAJORITY OF THE CENTER'S CUSTOMER BASE LIVES WITHIN 2 MILES OF THIS LOCATION**



Zip Code	City	% of Visits	Visits
08109	Merchantville	16.099	79,215
08110	Pennsauken	15.703	77,269
08002	Cherry Hill	6.951	34,201
08105	Camden	6.794	33,433
08107	Oaklyn	4.56	22,440
08104	Camden	3.676	18,087
08034	Cherry Hill	2.461	12,111
08003	Cherry Hill	2.227	10,957
08054	Mount Laurel	2.107	10,365
08043	Voorhees	1.875	9,225
19145	Philadelphia	1.722	8,472
08081	Sicklerville	1.402	6,900
08053	Marlton	1.24	6,100
08103	Camden	1.116	5,491
08102	Camden	1.11	5,463
08021	Clementon	1.027	5,052


 **Camden Catholic High School**  
690+ Total Enrolled

 **Camden Catholic High School**  
690+ Total Enrolled

 **Camden High School**  
420+ Total Enrolled

**Virtua Our Lady of Lourdes Hospital**  
410 Beds | Teaching Hospital



 **Camden Catholic High School**  
690+ Total Enrolled

**CHERRY HILL COMMONS**  
    
 


**THE POINT SHOPPING PLAZA**  
    
 

**ROUTE 38 (47,925 VPD)**

**ROUTE 70 (51,906 VPD)**

**GARDEN STATE PARK**  
    
TOP 50% Nationwide    TOP 43% Nationwide    TOP 8% Nationwide


**PARK PLACE AT GARDEN STATE PARK**  
     
TOP 30% Nationwide    TOP 30% Nationwide    TOP 25% Nationwide    \$88.9M Total Deposits

 **Bishop Eustace Prep School**  
580+ Total Enrolled

**GARDEN STATE PAVILIONS**  
      
TOP 42% Nationwide    TOP 41% Nationwide    TOP 24% Nationwide

**MARKET PLACE AT GARDEN STATE PARK**  
     
TOP 22% Nationwide    TOP 5% Nationwide    TOP 25% Nationwide    TOP 30% Nationwide

**TOWNE PLACE AT GARDEN STATE PARK**  
     
TOP 40% Nationwide    TOP 30% Nationwide    TOP 15% Nationwide

 **Collingswood High School**  
800+ Total Enrolled

     
TOP 30% Nationwide    TOP 35% Nationwide    TOP 35% Nationwide    TOP 35% Nationwide

**CHERRY HILL MALLS**  
    
Crate Barrel      

# DEMOGRAPHICS

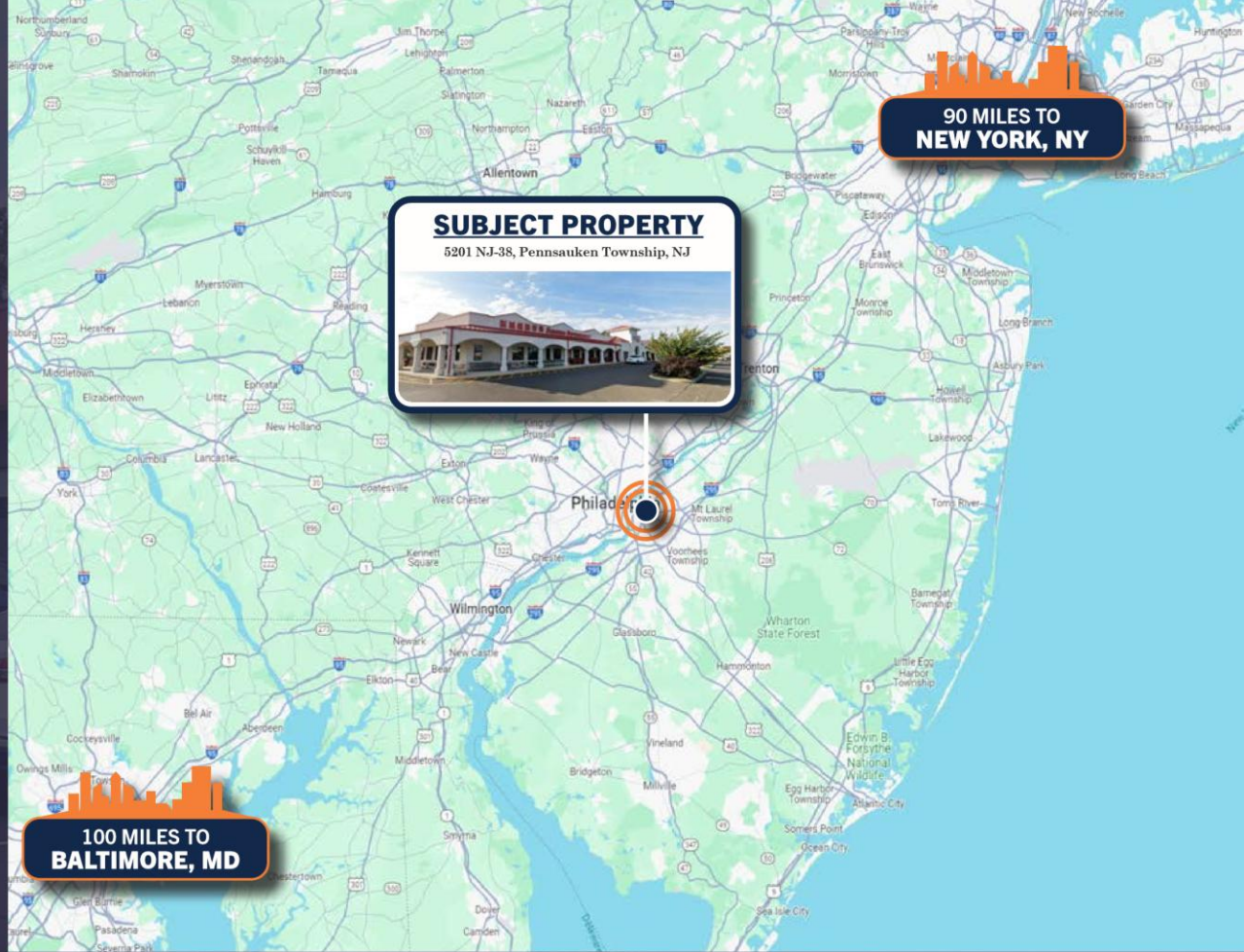
## SAIGON PLAZA // PENNSAUKEN TWP, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	16,989	158,411	457,602
2028 Population Est.	17,330	162,221	467,142
Population Growth (%)	2.0%	2.4%	2.1%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	6,084	57,663	179,333
2028 Household Est.	6,222	59,153	183,109
Household Growth (%)	2.3%	2.6%	2.1%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2022 Average HH Income	\$82,150	\$84,844	\$96,875
2022 Median HH Income	\$63,814	\$61,629	\$69,877

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Business	627	7,336	26,560



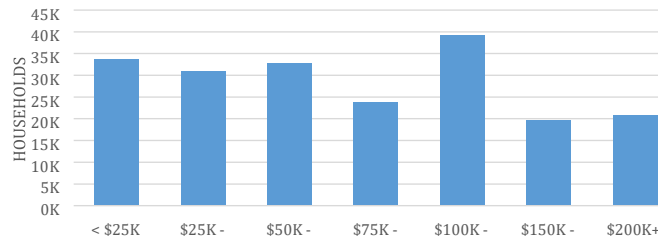
# MARKET PERFORMANCE

## PENNSAUKEN TWP, NJ // CAMDEN COUNTY

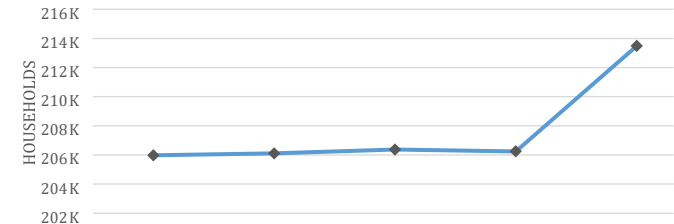


- (30%) TRADE, TRANSPORTATION, & UTILITIES
- (25%) EDUCATION & HEALTHCARE
- (19%) PROFESSIONAL & BUSINESS SERVICES
- (8%) FINANCIAL ACTIVITIES
- (7%) LEISURE & HOSPITALITY
- (6%) CONSTRUCTION
- (6%) GOVERNMENT

TOP INDUSTRIES



HOUSEHOLD INCOME



HOUSEHOLD GROWTH 50K 75K

100K  
2020

Source: ACS 2021

150K  
2021

Source: ACS 2021

200K 2017 2018 2019

Source: ACS

# CAMDEN COUNTY, NJ

## Educational Opportunities

Camden County is home to several respected colleges and universities, including Rutgers University-Camden and Camden County College.



## Employment Centers

Home to several large employers: Cooper University Healthcare, Virtua Health, and Rutgers University. Over 25% of the workforce is employed in Healthcare or Education



## Proximity to Major Cities

Camden County is located just across the Delaware River from Philadelphia (the 6th largest city in the US) and a short drive from New York City (The largest city in the US)



## Employment:

EMPLOYER	EMPLOYEES
Cooper University Health Care	8,500 ±
Virtual Health	7,400 ±
Camden County Government	2,800 ±
Rutgers University-Camden	2,500 ±
Our Lady of Lourdes Medical Center	2,100 ±



## Transportation:

ROADWAY	TRAFFIC COUNTS (NJ)
Interstate 295	176,000 VPD
Route 42	95,000 VPD
Route 70	68,000 VPD
Route 130	54,000 VPD
Route 73	49,000 VPD



NEW JERSEY DEPARTMENT OF TRANSPORTATION

## Education:

EMPLOYER	STUDENTS
Camden County College	17,800 ±
Rutgers University Camden	7,700 ±
Rowan College at Gloucester County	6,900 ±
Cherry Hill High School East	2,100 ±
Eastern Regional High School	1,900 ±

