



**EXCLUSIVE LISTING**

**FREE STANDING RESTAURANT  
IN-LINE AND END CAP RETAIL  
FOR LEASE**

**BLOOM CIRCLE SHOPPING CENTER  
AT THE FORMER BERLIN CIRCLE  
2 ROUTE 73  
BERLIN, NJ**



**Property Description:** Free Standing Restaurant with Drive Through and In-Line Retail for Lease

- Available:**
- Free Standing: 4,500 +/- SF (Former McDonalds)
  - In-line: 1,200 +/- SF
  - End Cap: 6,000 +/- SF

**Lease Rate:** \$12.00/SF NNN

- Comments:**
- Route 73 Signage
  - Anchored by Family Dollar
  - Fully Fit Out Salon Available
  - Join: Ollie Gators, Frank's Pizzeria, and Jiu Jitsu
  - Superior Exposure off Route 73
  - Abundant Parking
  - Easy Access on/off Route 73
  - Ideal for Fitness, Beauty Supply, Medical, Kitchen/Bath, Lighting, etc.
  - Close Proximity to the AC Expressway

DEMOGRAPHICS			
Category	1 Mile	3 Mile	5 Mile
Total Population	6,802	41,017	124,103
Average HH Income	\$82,468	\$109,002	151,554
Traffic Count	31,087		

*For Further Information, Please Contact:*

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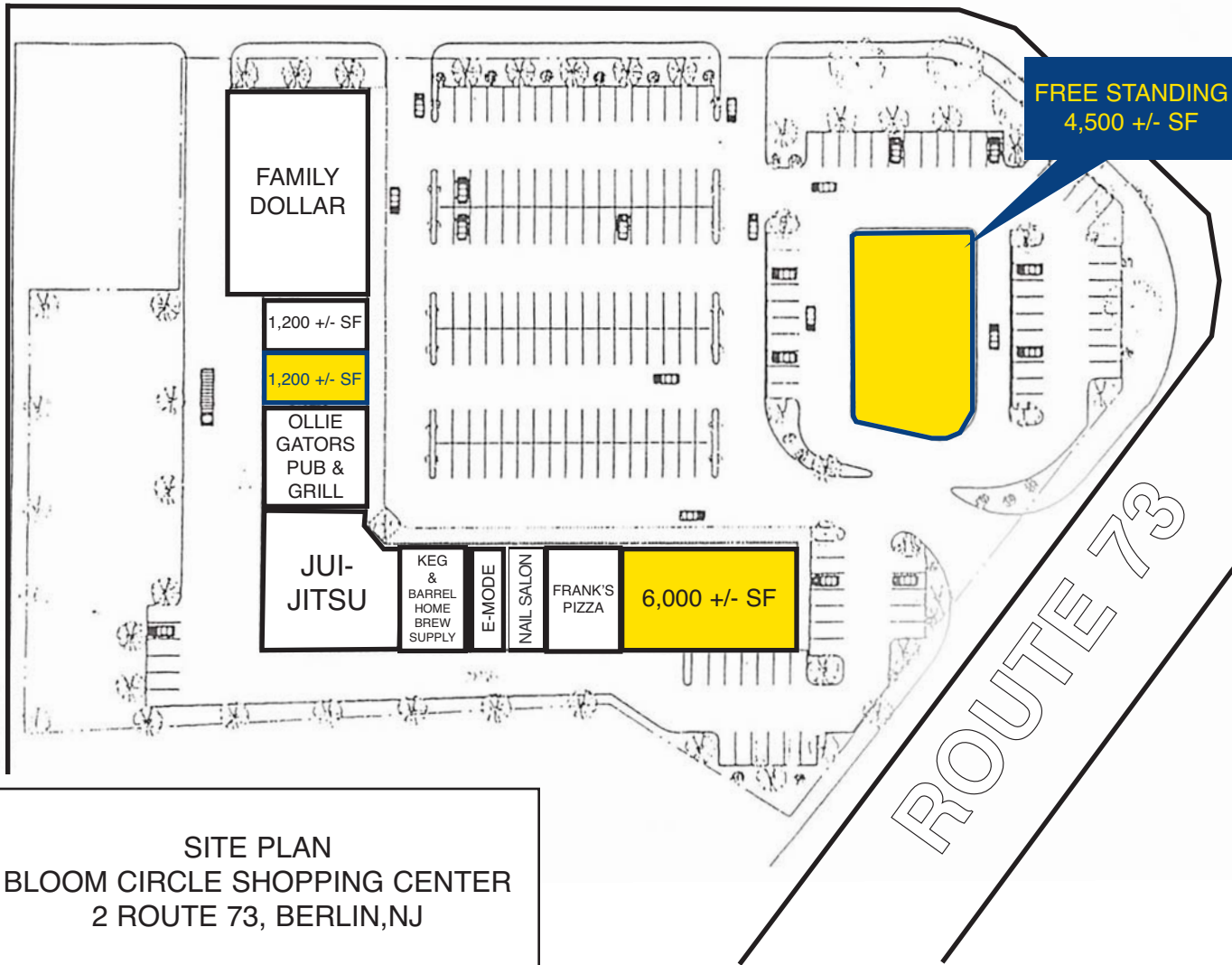


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BERLIN-CROSS KEYS ROAD

WRIGHT AVE



SITE PLAN  
BLOOM CIRCLE SHOPPING CENTER  
2 ROUTE 73, BERLIN, NJ

ROUTE 73