

TOWNE CENTER
582-589 CHEWS LANDING ROAD
LINDENWOLD, NJ

NEIGHBORHOOD STRIP CENTER
FOR SALE



Property Description: Highly Visible Neighborhood Retail Strip Center with Prominent Signage for Sale

Size: 21,379 +/- SF Gross Leasable Area

Space Available: 1,633 +/- SF Store 4 Restaurant Space
 1,267 +/- SF Store 7

Sale Price: \$2,500,000.00

Price Per SF: \$115.00 PSF

Cap-Rate - Current: 10.34%

Taxes: \$31,110 (2012)

Lease Rate: \$14.00/SF Gross Plus Utilities

- Comments:**
- 60 + Parking Spaces
 - Fully Equipped Restaurant Space Available, Ideal for Pizzeria
 - One Retail Space Remaining
 - High Visibility from Both Directions of Traffic
 - Prominent Pylon Signage
 - Surrounded by Heavy Commercial and Dense Residential Neighborhoods
 - Soft Corner of Major Intersection
 - Neighboring Users Include Wawa and Walgreens

Demographics

	1 Mile	3 Miles	5 Miles
Population	14,938	91,642	210,1449
Households	6,403	36,869	79,965
Median Income	\$51,505	\$54,968	\$62,302

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