RJ RUNELLI
RETAIL LEASING SPECIALISTS

FOR LEASE

# Dover Park Plaza.

3 Sunnybrae Blvd.
Yardville, NJ

AVAILABLE:

## 1,260 SF (Coming Soon Q3 '26) & 1,758 SF (2nd Generation Restaurant)

Join CVS Pharmacy and Performance Strength Academy, a fast-growing, new fitness/sport conditioning center, Carvel, Dover Park Liquor, Angie's Luncheonette, Majestic Hair Spa, and others!

Situated at the signalized, hard corner intersection with ingress and egress from Sunnybrae Boulevard and South Broad Street with pylon signage.

High exposure to customers traveling east and west on South Broad Street, one of the main thoroughfares through this busy neighborhood corridor.

Well-positioned to capture customers traveling downtown from the surrounding residential communities, and minutes to State Route 130 and I-195.

Seeking bakery, dance studio, daycare, eyelash/eyebrow services, massage therapy, waxing studio, medical (optical), mobile phone, specialty market, urgent care, and restaurant.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population: | 9,397 | 59,638 | 187,389 |
| HH Income: | $118,762 | $113,572 | $95,639 |
| Daytime Pop | 6,255 | 50,310 | 168,045 |

### Total GLA

54,786 SF

### Traffic Counts

| | |
|---|---|
| Sunnybrae Blvd. | 5,433 Per Day |
| South Broad St. | 19,529 Per Day |

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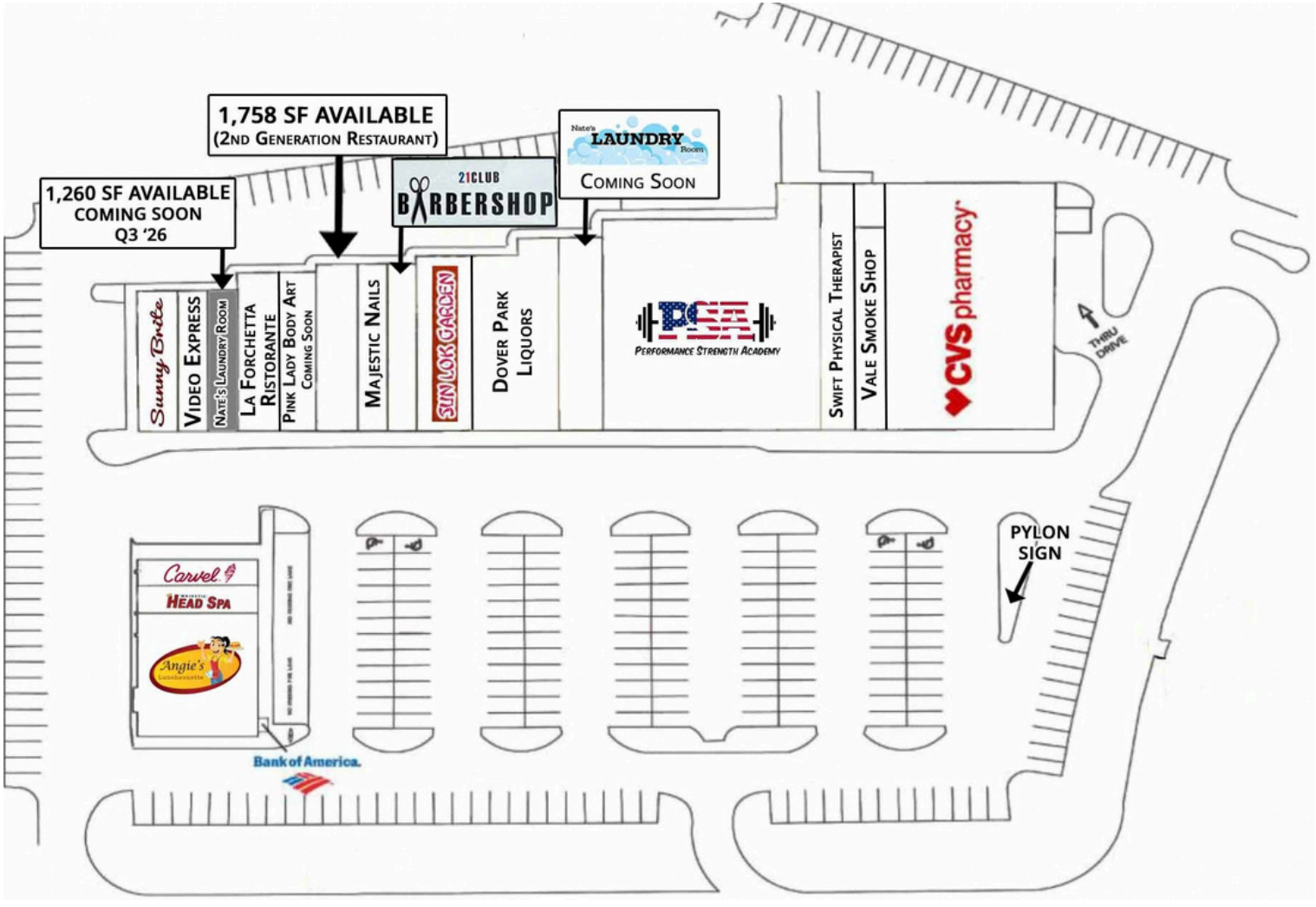

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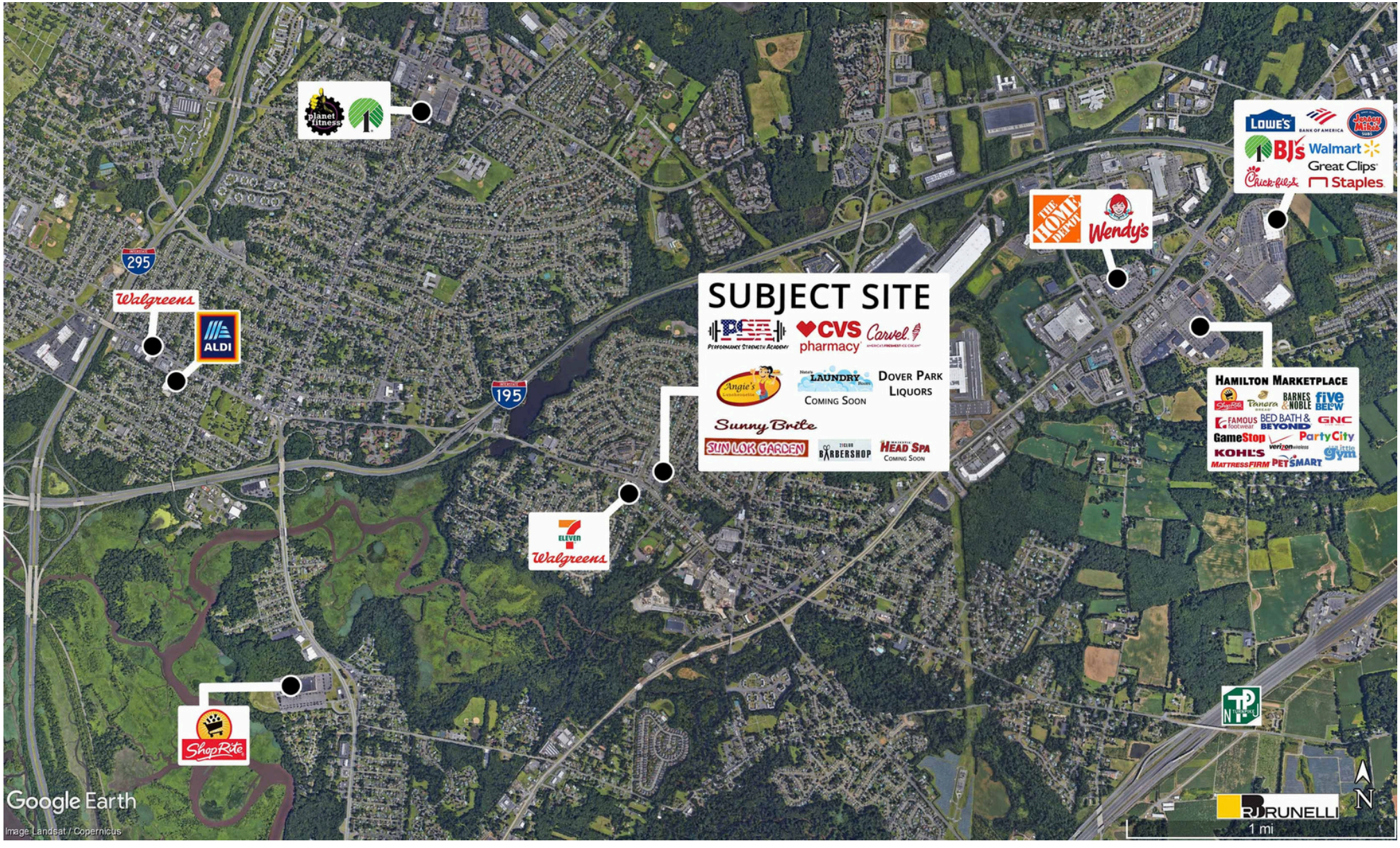
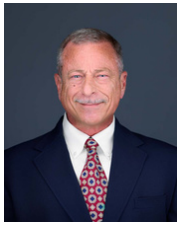


# CONNECT WITH US TODAY



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