



AVAILABLE:
1,000 SF; 1,530 SF; 2,500 SF; & 4,000 SF 2nd Gen Restaurant w/ drive-thru (can be divided)

Join CVS Pharmacy and Performance Strength Academy, a fast-growing, new fitness/sport conditioning center, Carvel, Dover Park Liquor, Mama Dudes, 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, barber, coffee shop, dance studio, daycare, eyelash/eyebrow services, massage therapy, waxing studio, medical (optical), mobile phone, specialty market, urgent care, and restaurant.

Demographics

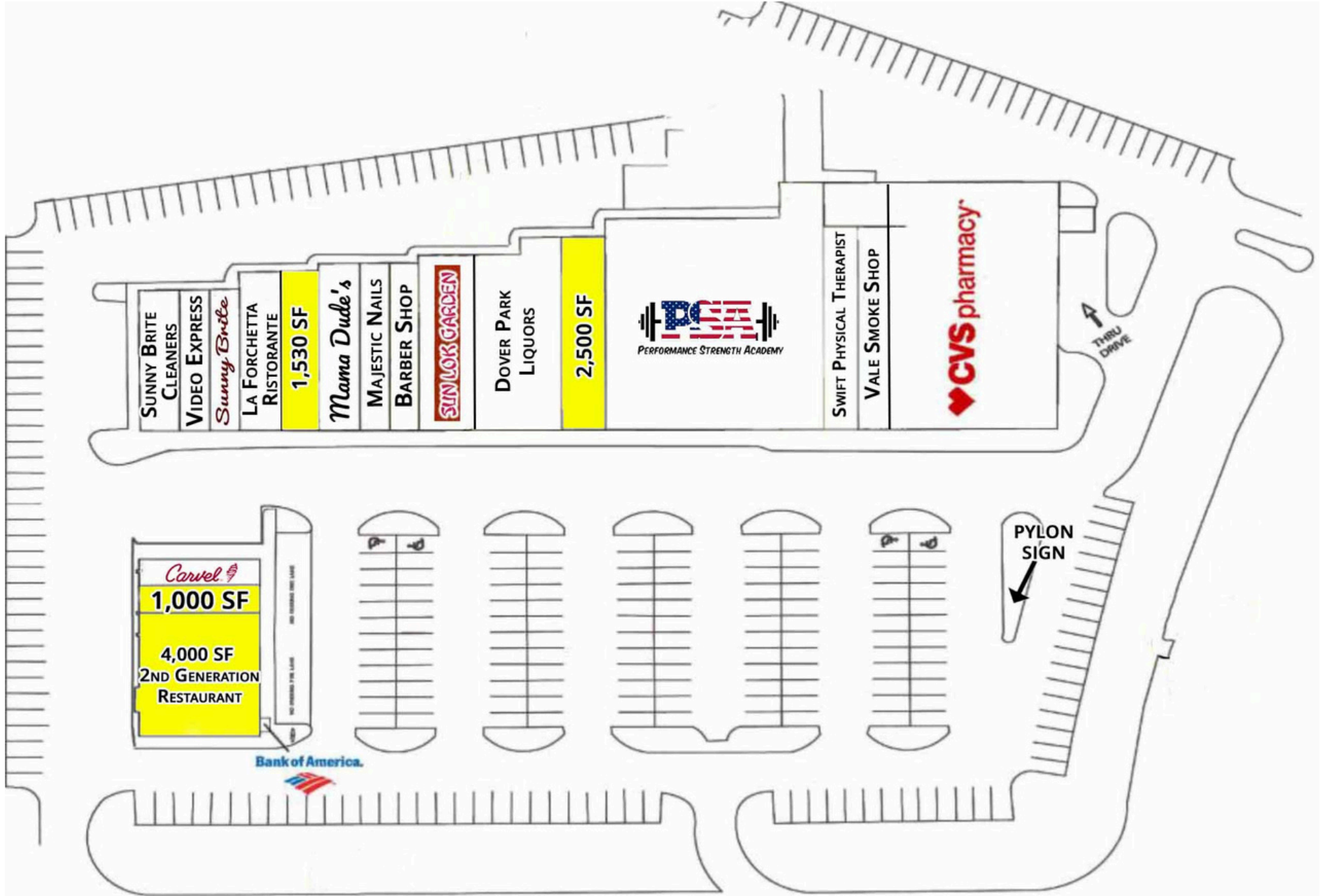
	1 Mile	3 Miles	5 Miles
Population:	9,397	59,638	187,389
HH Income:	\$118,762	\$113,572	\$95,639
Daytime Pop	6,255	50,310	168,045

Total GLA

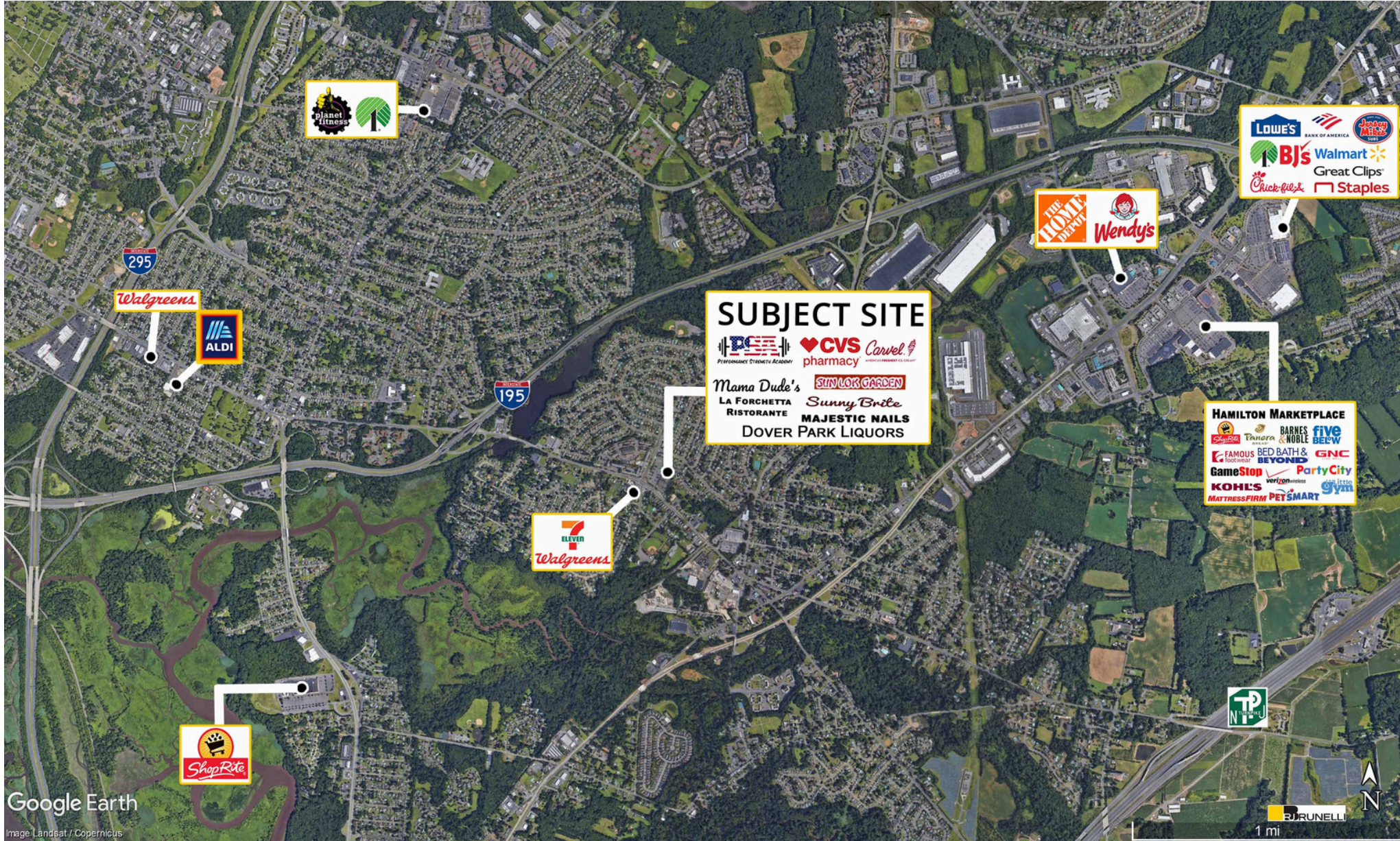
54,786 SF

Traffic Counts

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

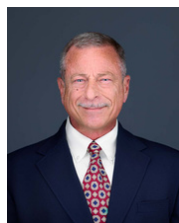






3 Sunnybrae Blvd
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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