

**606 Little Gloucester Rd.
Blackwood, NJ**

Pad Site Available for Lease
5,000 SF (adjacent to The Learning Experience)



- Join The Learning Experience at signalized intersection of Little Gloucester Rd & Hider Ln.
- Strong Residential Population in immediate surrounding area, including Ron Jaworski's Valleybrook Country Club and community.
- Gloucester Twp offers a 5-year tax abatement upon receipt of CO (certificate of occupancy) for new commercial building construction.
- Direct access to NJ – 42 less than a mile away, with more than 17,000 vehicles per day passing by.
- Retailers in the vicinity: ShopRite, Taco Bell, McDonald's, Dollar General, Dunkin, Pep Boy's and 4 Wawas within a mile.
- Ingress and egress from Hider Lane and Little Gloucester Rd.
- Seeking bagel, coffee, fitness, childrens fitness, children's entertainment, pet groomer, pet day care, and urgent care.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023

MILES	1	2	3
POPULATION	9,538	45,456	90,893
AVG HH INCOME	\$114,380	\$104,500	\$103,289
DAYTIME POP	7,176	43,714	83,871

TOTAL GLA 16,000 SF
PARKING 88 SPACES
TRAFFIC COUNT LITTLE GLOUCESTER RD - 10,540 CARS PER DAY
HIDER LANE - 7,993 CARS PER DAY

Peter Miller / Sales Associate

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July 6, 23



R.J. Brunelli & Co., LLC
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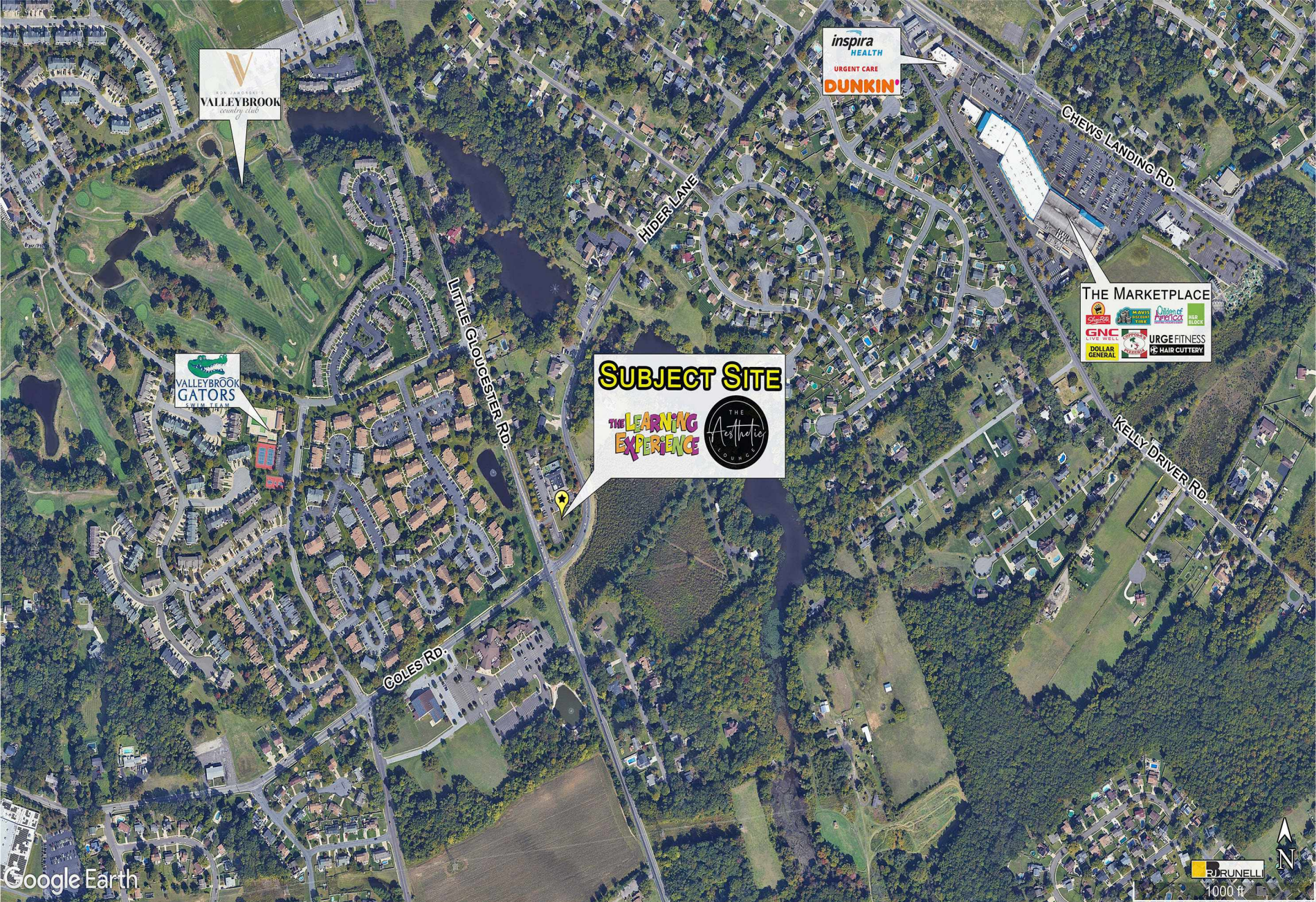


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VALLEYBROOK
country club

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GATORS
AMERICAN LEAGUE

inspira
HEALTH
URGENT CARE
DUNKIN'

THE MARKETPLACE
GNC
DOLLAR GENERAL
URGE FITNESS
PC HAIR CUTTERY

SUBJECT SITE

THE LEARNING
EXPERIENCE
THE Aesthetic
FOUNDRY

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