

1 South White Horse Pike  
Stratford, NJ

Available for Lease:  
3,800 SF (can be subdivided)



- Prominent visibility from 5 major roadways.
- Three easy ingress/egress points from each fronting road.
- Façade wrap signage plus rooftop sign panels.
- At five leg intersection with multiple traffic signals.
- Convenient to Lindenwood Train Station for daily needs/service retail.
- Seeking food, retail, office, urgent care, daycare, pharmacy, veterinarian, salon/barber shops, dry cleaners, and a cellphone store

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.

**Mario Brunelli** / VP of Investment Sales & Site Acquisitions

Cell: 786-570-9723

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August 15, 23



#### DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	12,505	99,442	234,224
HH INCOME	\$102,503	\$105,200	\$126,871
DAYTIME POP	10,272	75,919	209,596

**TOTAL GLA 3,800 SF**  
**TRAFFIC COUNT**  
S WHITE HORSE PIKE - 28,948 CARS PER DAY  
BERLIN RD - 11,014 CARS PER DAY  
WHITE HORSE RD W - 19,068 CARS PER DAY  
E LAUREL RD. - 18,528 CARS PER DAY

R.J. Brunelli & Co., LLC  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com



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**BERLIN RD.**

**WEST WHITE HORSE RD.**

**SOUTH WHITE HORSE PIKE.**

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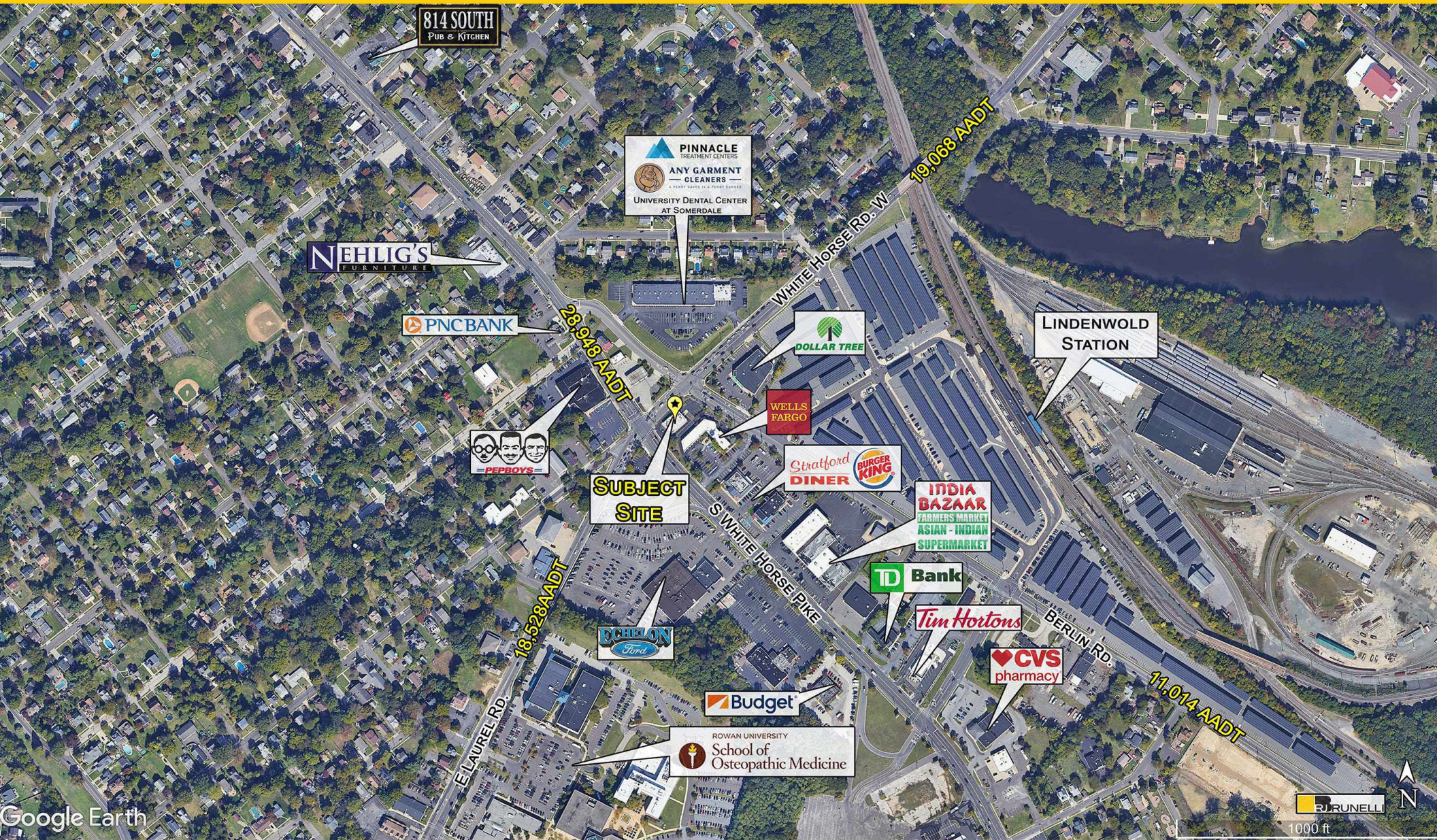


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Google Earth



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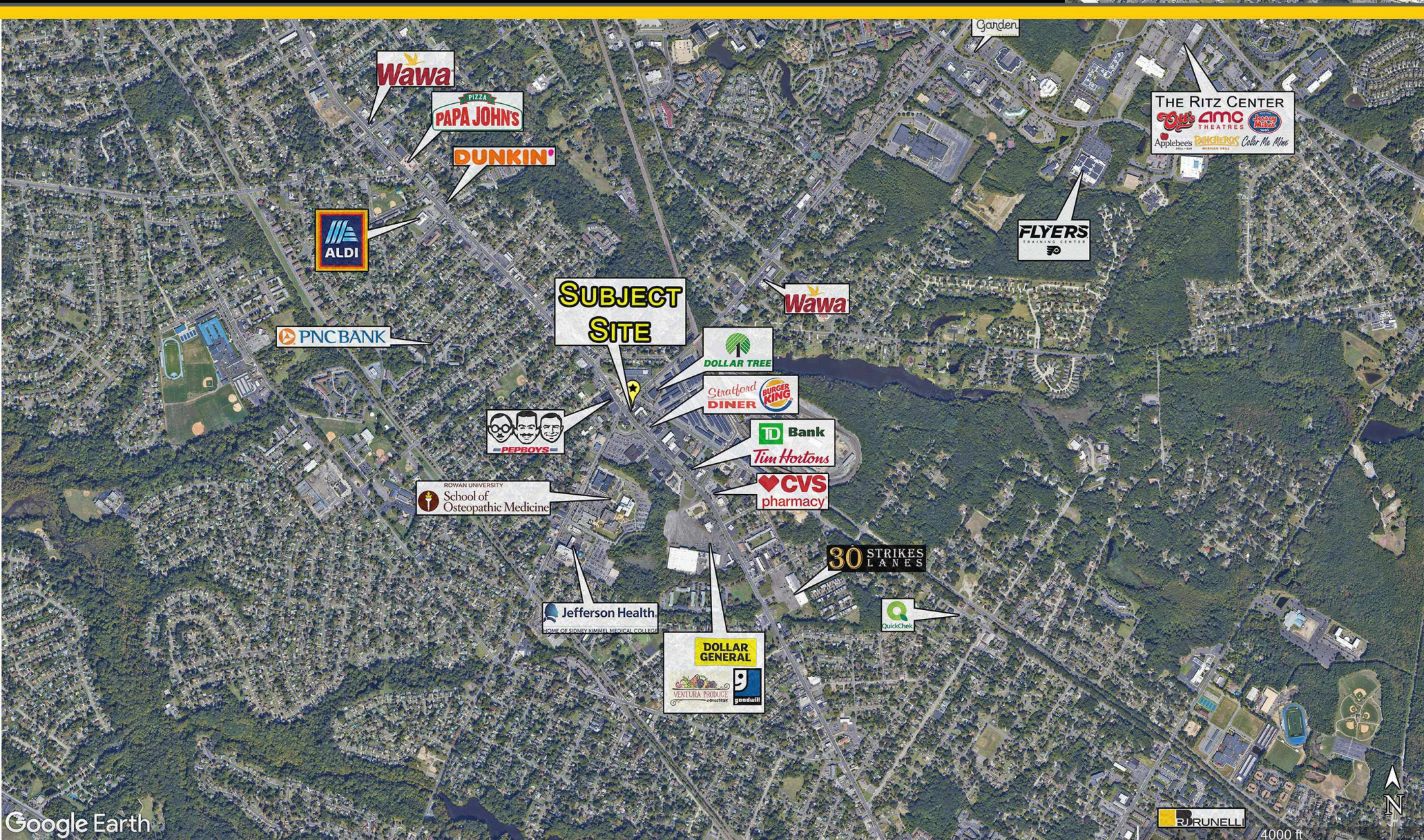
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