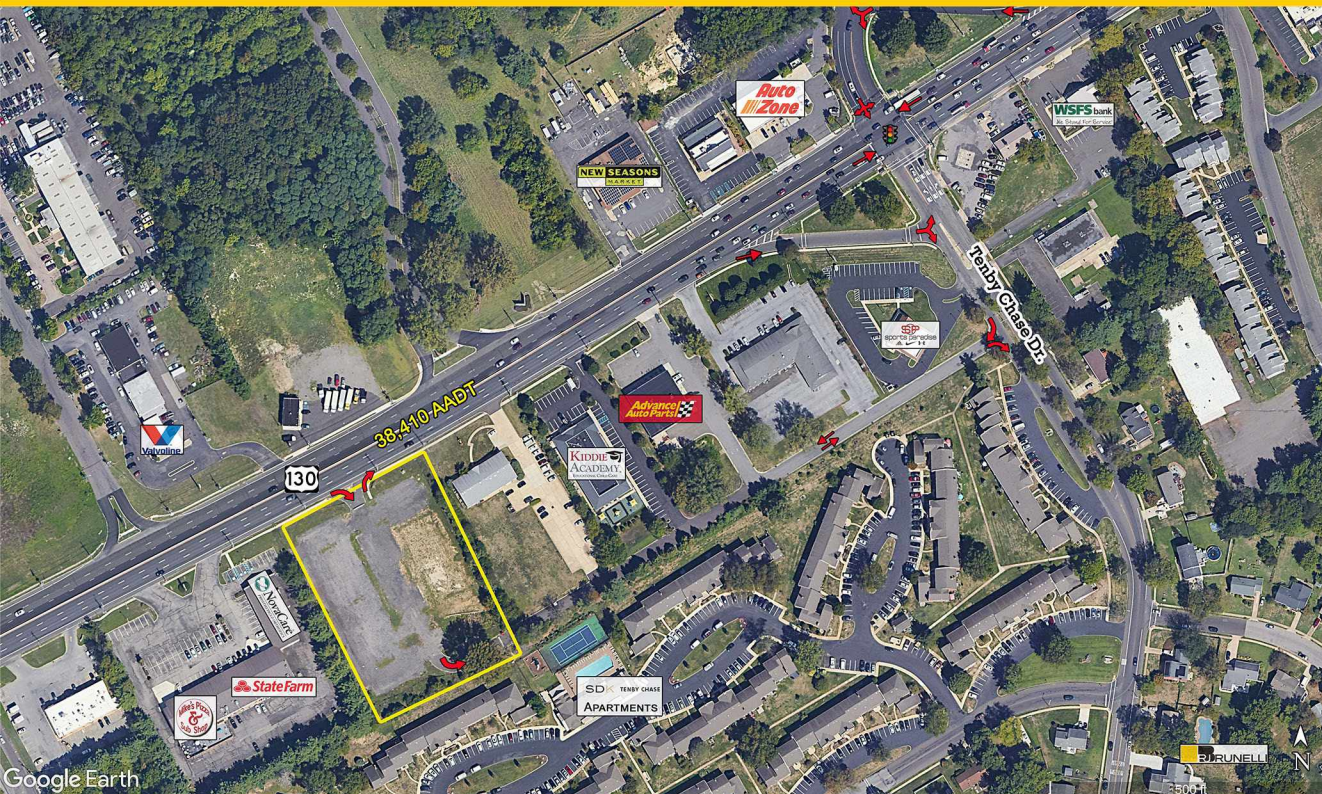


2904 Route 130  
Delran, NJ

Available for Lease:  
+/-2.66 Acres



- Ground lease opportunity ideal for retail, restaurant, or medical.
- Full visibility from Rt. 130 with pylon signage.
- Ingress/ Egress on Rt 130 North.
- Rear access connects to residential developments on Tenby Chase Drive.
- 2.66 acres can accommodate about a 15,000 Sf building or two 3,000 Sf buildings.
- Seeking: full-service restaurant, quick service restaurant, urgent care center, medical center, auto parts retailer, car wash, and more.

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	3	5
POPULATION	9,641	64,670	247,032
HH INCOME	\$114,994	\$137,924	\$109,523
DAYTIME POP	9,447	59,049	255,787
TOTAL GLA	+/- 2.66 ACRES		
PARKING	23 - 75 SPACES		
TRAFFIC COUNT	ROUTE 130 - 38,410 CARS PER DAY		

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

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Sept 11, 23

**Chelsea Reizner** / Sales Associate

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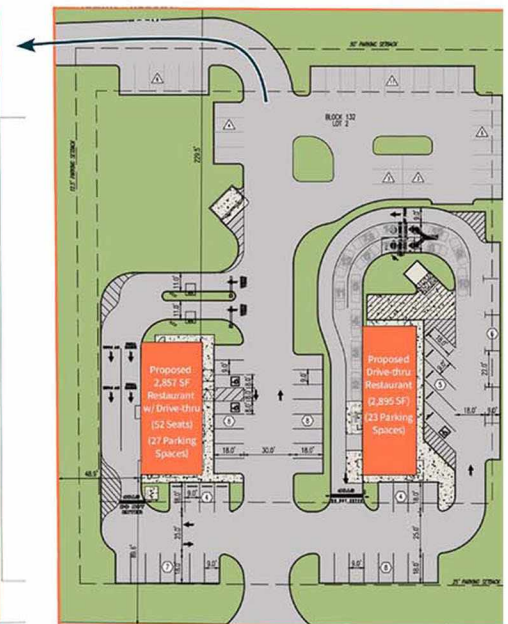
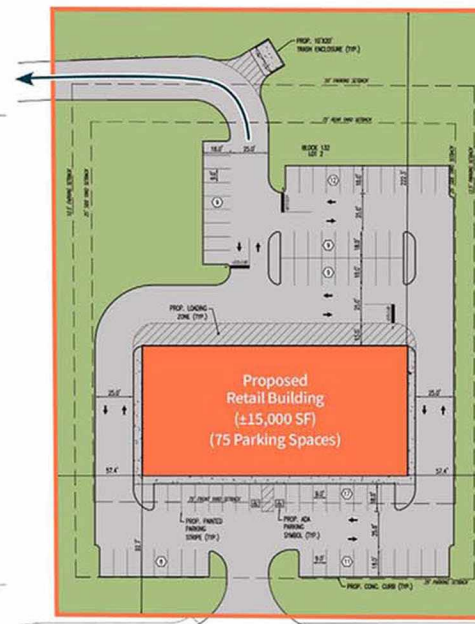
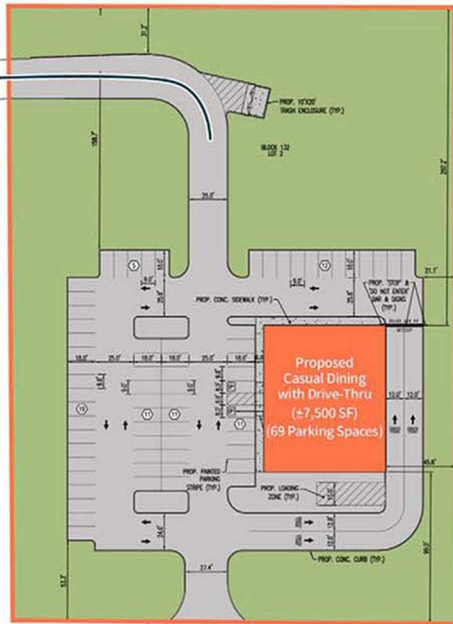


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## Rear Access to Tenby Chase Dr.



North Ingress/Egress

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