

**7,873 SF  
AVAILABLE**

**FOR LEASE**

**832 Mantua Pike  
Woodbury Heights, NJ**



**AVAILABLE:  
7,873 SF**

Terrific high-exposure location opportunity on Route 45 (Mantua Pike), which also benefits from a pylon sign allowing maximum visibility.

Join nearby retailers and restaurants, including Sprouts (coming soon), Dollar Tree, ACME, Wendy's, Popeyes, and Burger King.

54 parking spaces on site.

Subject property caters to Woodbury Heights, Woodbury, Deptford, Manuta, Paulsboro, West Deptford, Swedesboro, and Wenonah.

Within a 10 minute drive time there is a population of 73,795 people who have an Avg HH income of \$114,301.

The adjacent Wawa received 988,500 visits in the last 12 months and is ranked in the top 40% in the chain in NJ, based on number of visits Per Placer a.i.

Seeking paint store, hardware, thrift store, flooring store, lighting and home furnishings, kitchen and bath store, pet food store, and party goods.

### Demographics

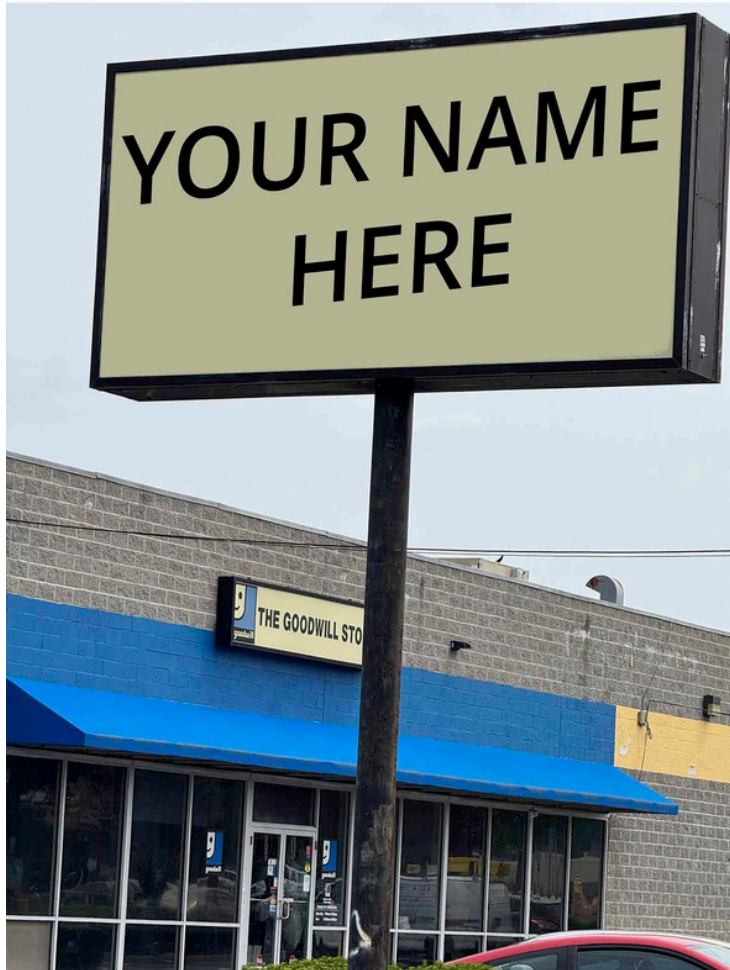
	1 Mile	3 Miles	5 Miles
Population:	9,393	66,195	132,925
HH Income:	\$107,369	\$116,039	\$117,067
Daytime Pop	9,415	63,786	132,410

### Total GLA

17,025 SF

### Traffic Counts

Mantua Pike	26,459 Cars Per Day
NJ Turnpike	52,405 Cars Per Day



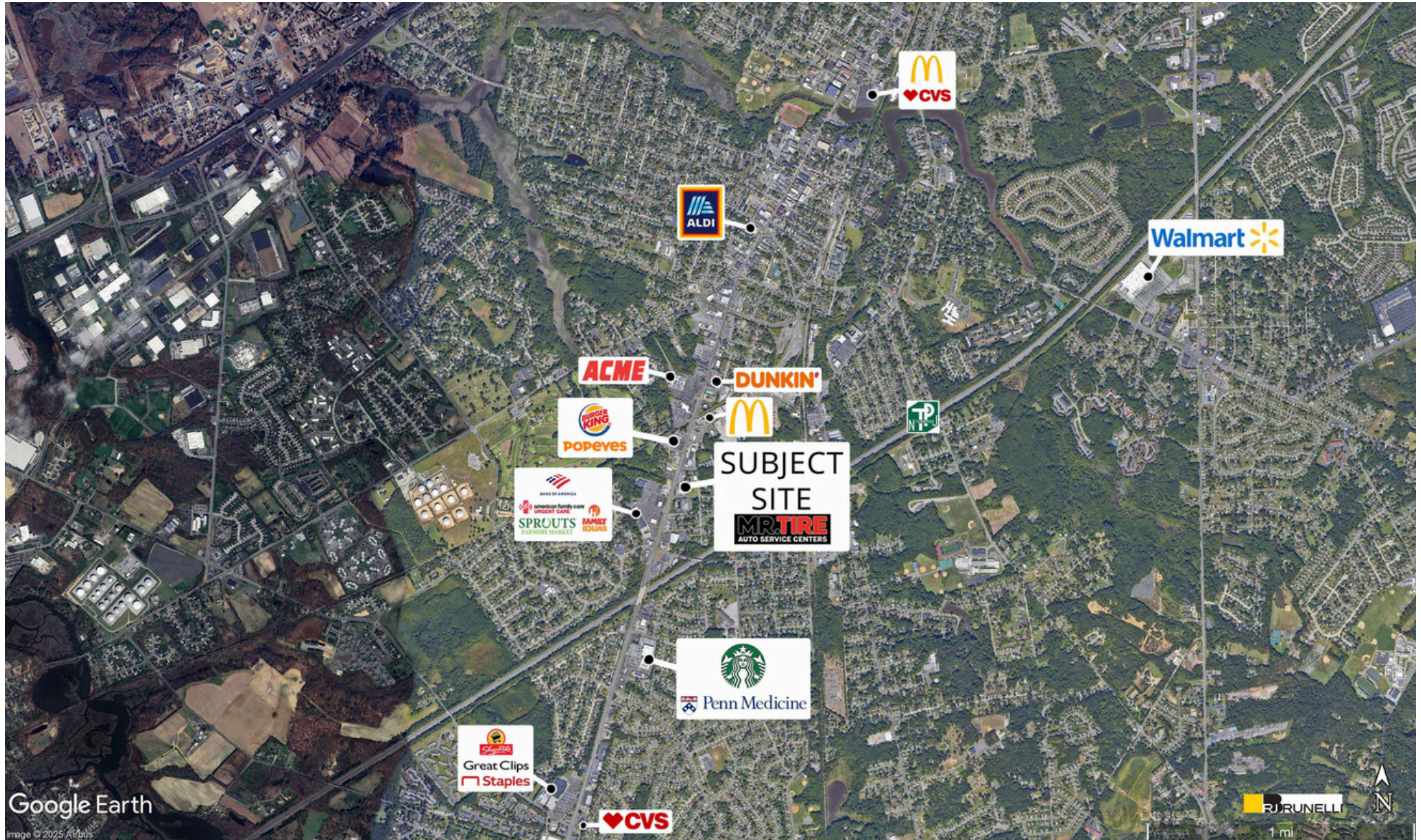














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## CONNECT WITH US TODAY

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