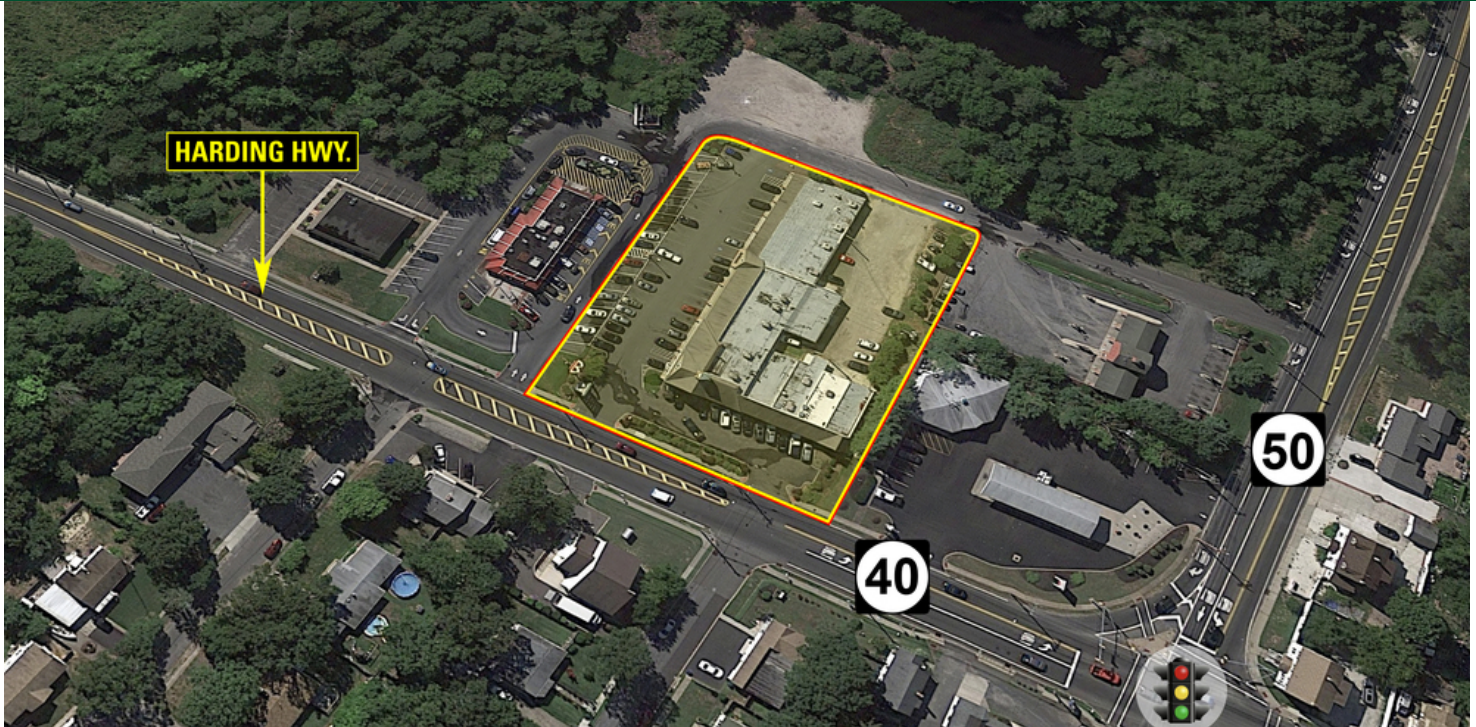


FOR SALE | RETAIL

LENAPE PLAZA

6056 Harding Highway | Mays Landing, NJ 08330



PROPERTY DESCRIPTION

CVS anchored strip center for sale

PROPERTY HIGHLIGHTS

- Situated in a high growth area
- Highway frontage
- 20 year lease with AAA-rated CVS
- 4 stores leased; 2 stores vacant

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	1.335 Acres
Building Size:	17,347 SF
NOI:	\$292,198.77
Cap Rate:	6.49%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	137	5,653	24,652
Total Population	394	16,280	70,305
Average HH Income	\$74,305	\$70,854	\$75,783

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

Gregg Nowell | P: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

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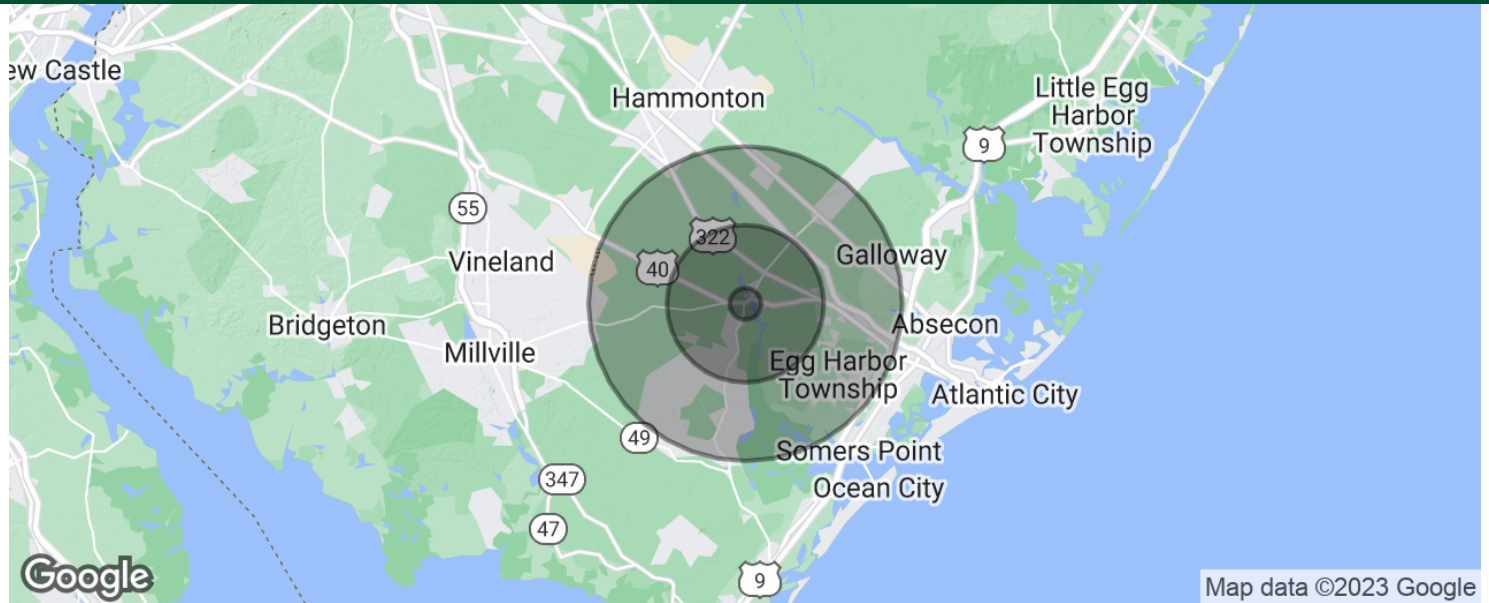
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	394	16,280	70,305
Median age	39.1	38.5	38.6
Median age (Male)	38.8	37.5	37.8
Median age (Female)	39.4	39.5	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	137	5,653	24,652
# of persons per HH	2.9	2.9	2.9
Average HH income	\$74,305	\$70,854	\$75,783
Average house value	\$296,602	\$312,415	\$289,579

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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