

FOR LEASE | RETAIL

# RETAIL OPPORTUNITY

1316 Route 73 | Mount Laurel, NJ 08054



## PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
Lot Size:	± 1.14 Acres
Building Size:	± 16,000 SF
Ceiling Height:	12.0 FT
Cross Streets:	Crawford Place

## PROPERTY OVERVIEW

+/- 16,000 SF retail building for lease on heavily traveled Highway 73

## LOCATION OVERVIEW

Located on Route 73, with easy access to Route 70 and approximately 1.25 miles to the New Jersey Turnpike and 1.8 miles to I-295.

## PROPERTY HIGHLIGHTS

- Two-story building
- Zoned Retail/Industrial
- Heavy power, wet sprinklers, central HVAC
- One loading dock and one drive-in door
- Floor load capacity of 300 lbs. PSF
- Traffic count of 52,656

FOR MORE INFORMATION, PLEASE CONTACT:

**Gregg Nowell** | P: 732.623.2143 | C: 732.859.5365 | [nowell@sitarcompany.com](mailto:nowell@sitarcompany.com)  
**Douglas Sitar** | P: 732.623.2135 | C: 732.859.2144 | [dsitar@sitarcompany.com](mailto:dsitar@sitarcompany.com)  
**Robert Bogash** | P: 732.623.2159 | C: 732.319.4680 | [bogash@sitarcompany.com](mailto:bogash@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



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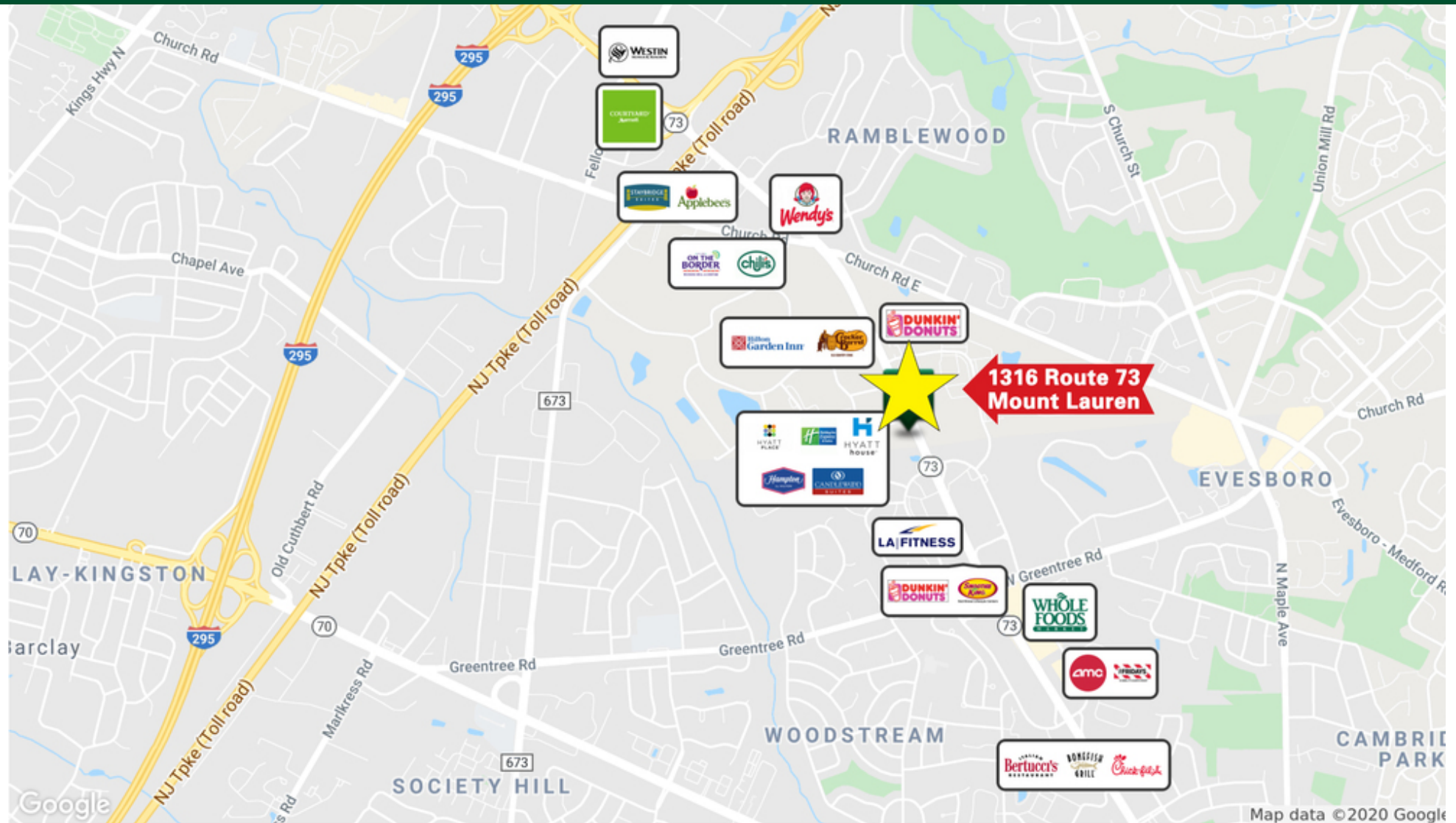
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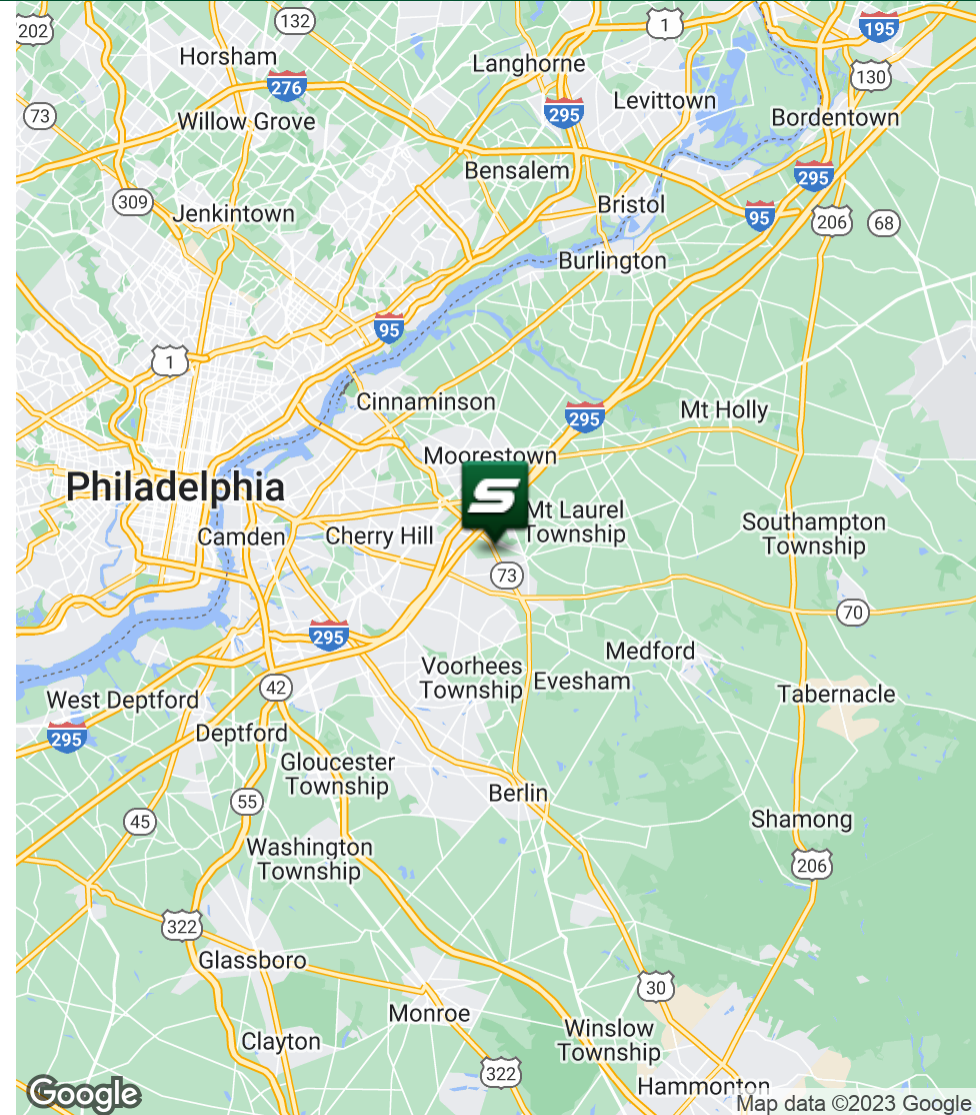
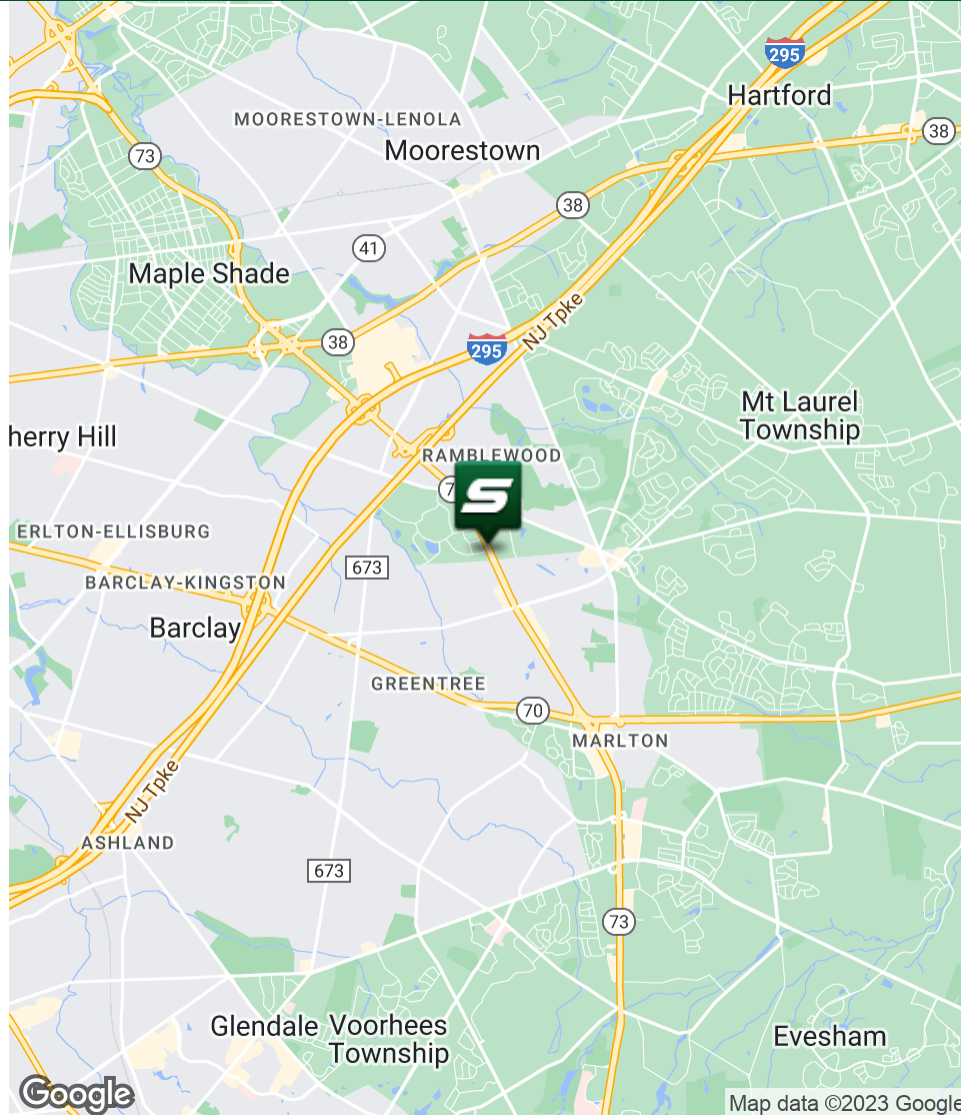


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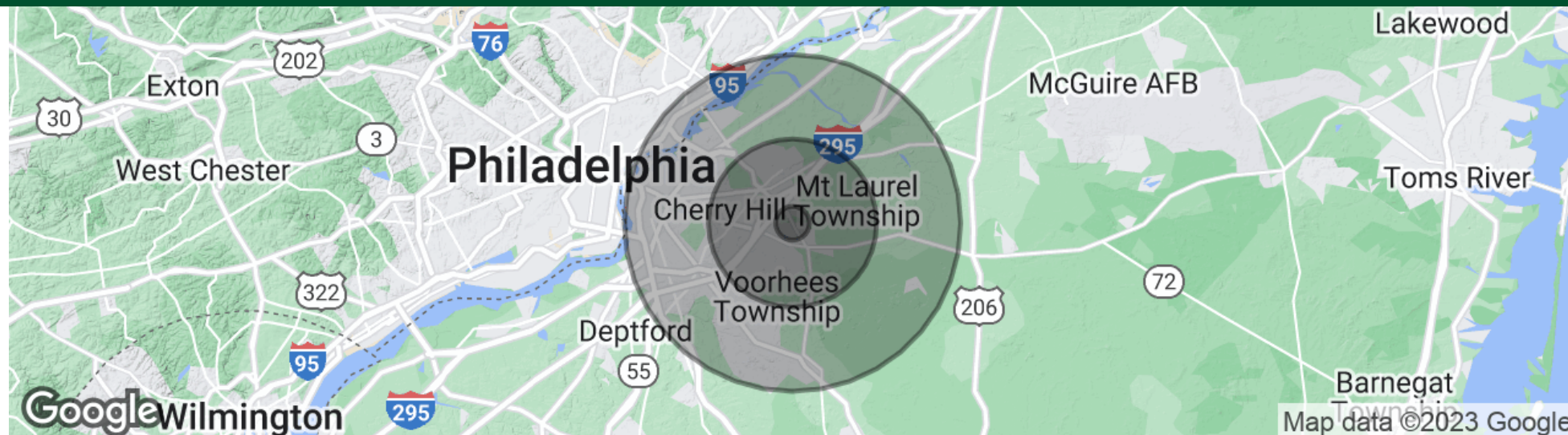
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,735	192,250	743,588
Average age	40.4	42.2	39.9
Average age (Male)	40.5	40.6	38.6
Average age (Female)	41.1	43.9	41.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,969	72,733	281,607
# of persons per HH	2.6	2.6	2.6
Average HH income	\$95,678	\$108,097	\$90,536
Average house value	\$303,082	\$340,380	\$288,471

\* 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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