

MANTUA, NJ

NEW RETAIL DEVELOPMENT

Take Part in a Unique Opportunity on the Route 45 Growth Corridor!

Route 45 at Chestnut and Brittany Sts., Mantua, Gloucester County, NJ



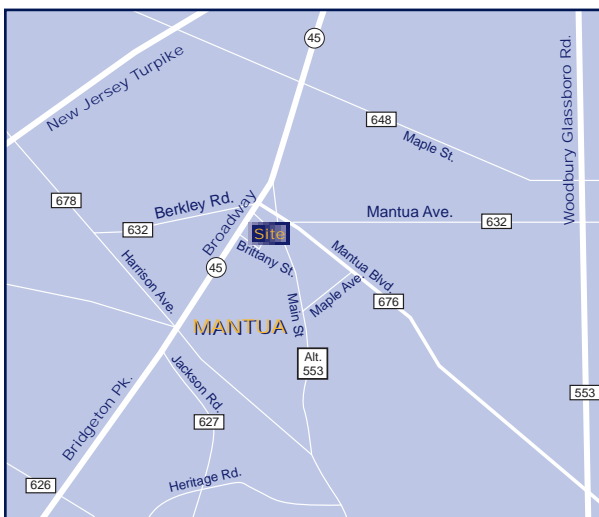
Mantua NJ, provides a dynamic and growing setting for your next retail location.

This site benefits from excellent demographics and an Average Annual Daily Traffic count of 15,540.

The site can accommodate up to 40,000 sq ft of retail/padsites (build-to-suit or ground leases). It is currently approved for 15,000 sq ft of retail space, a new 7,200 sq ft office building, and a new prototype Taco Bell restaurant.

Situated across from K-mart and ACME, and in close proximity to a new Home Depot, Kohl's (under construction), Eckerd, Walgreens (approved) and other prominent retailers, this center will provide the visibility and traffic for retail success.

For more information, please contact Richard Troiani directly at (856) 415-7884.



DEMOGRAPHICS

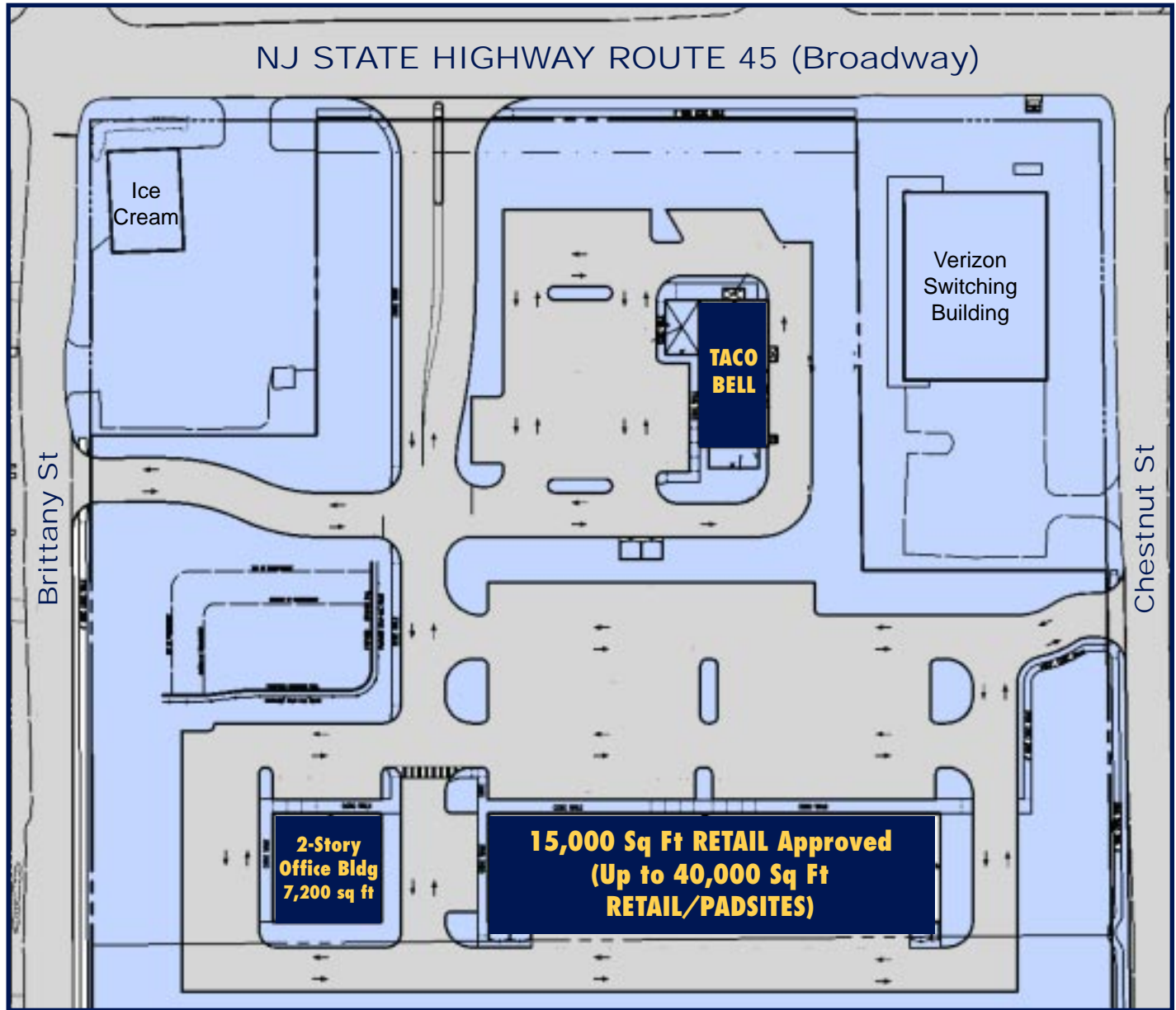
RADIUS	POPULATION	AVE. HH INCOME
1 mile	6,920	\$60,709
3 miles	39,529	\$69,844
5 miles	104,514	\$66,691

DREXEL REALTY GROUP

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