

## REDEVELOPMENT OPPORTUNITY ON ±2.64 AC

2904 US Route 130

Delran, Burlington County, NJ 08075

EQUITY RETAIL BROKERS

### CONCEPTUAL REDEVELOPMENT PLAN



### PROPERTY FEATURES

- Redevelopment opportunity on ±2.64 AC
- For Ground Lease
- “Clean”, open lot with 148 surface level parking spaces
- Good visibility
- Zoning allows for a variety of uses
- Opportunities for outdoor seating
- Multiple concept plans under consideration
- Utilities on site (gas, water, electric, and sewer)

### DETAILS

- Delran is located just east of the city of Philadelphia on Rt 130
- Approx. 53,000 ADT
- Dense residential flanking either side of Route 130
- Delran is part of the greater Cinnaminson trade area. Consumers will come from Cinnaminson, Delran, Pennsauken, Willingboro, Delanco, Moorestown, and portions of NE Philadelphia (via The Tacony-Palmyra Bridge)
- Area tenants include Target, Walmart, Shop Rite, Planet Fitness, Ross, Burlington, Lowe’s, Chipotle, Red Lobster, Chick-fil-a, Starbucks, Crunch Fitness, Edge Fitness, PetSmart, and Launch Trampoline Park

### CONTACT

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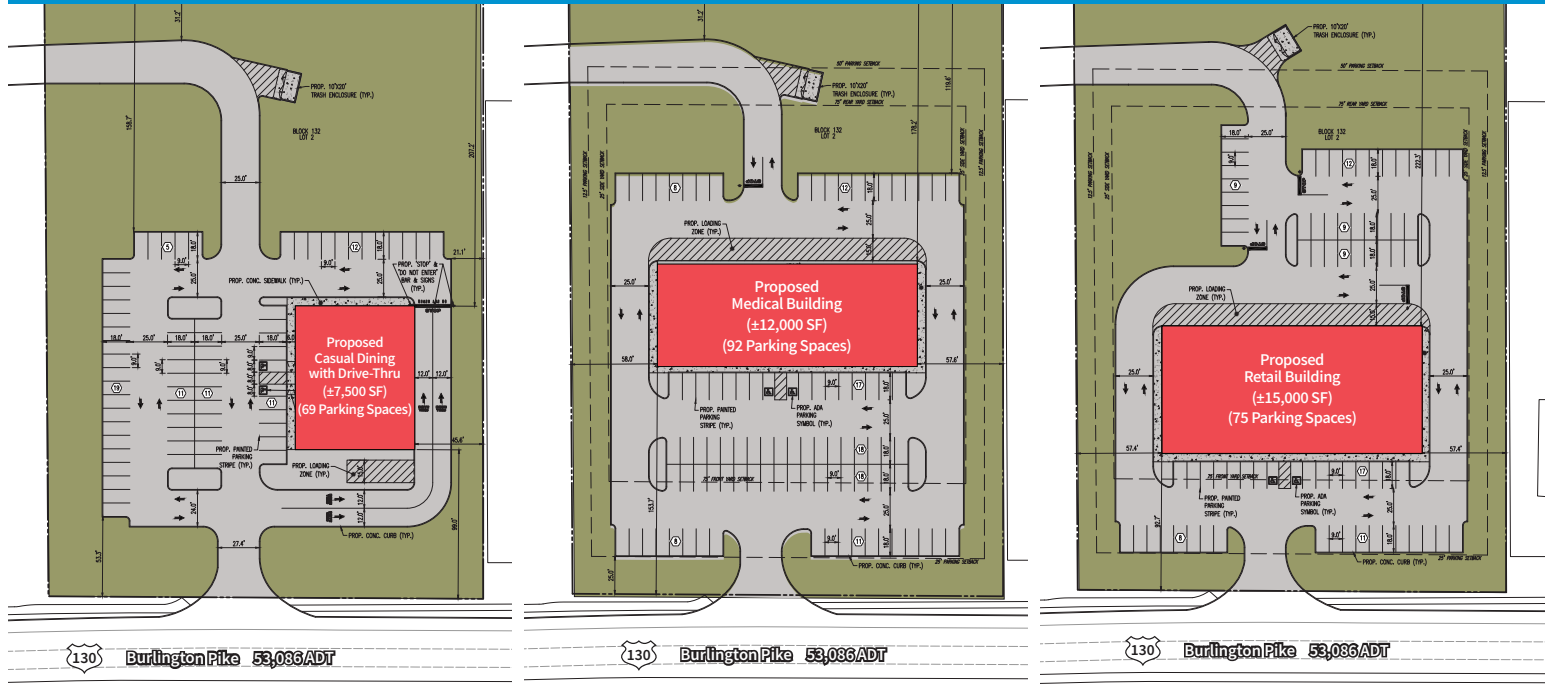
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## ADDITIONAL CONCEPTUAL REDEVELOPMENT PLANS



### Demographics

	1 Mile	2 Miles	4 Miles
Population	8,347	29,700	127,630
Average HHI	\$108,253	\$122,965	\$111,651
Adj Daytime Demos (16yrs+)	8,939	28,527	124,968

Demographic Data Source: Esri 2021



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09/21



# CINNAMINSON-DELRAN RETAIL MARKET AERIAL

## Route 130 | Burlington County, NJ



Aerial Source: Google Earth Pro & Traffic Count Source: NJ DOT ('17)

Compliments of:

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