

AVISON
YOUNG



3750

New Jersey Route 42

Turnersville, NJ 08012 (Philadelphia MSA)

**Freestanding Retail
(Vacant/Value Add)**

Exclusive Net Lease Investment Offering

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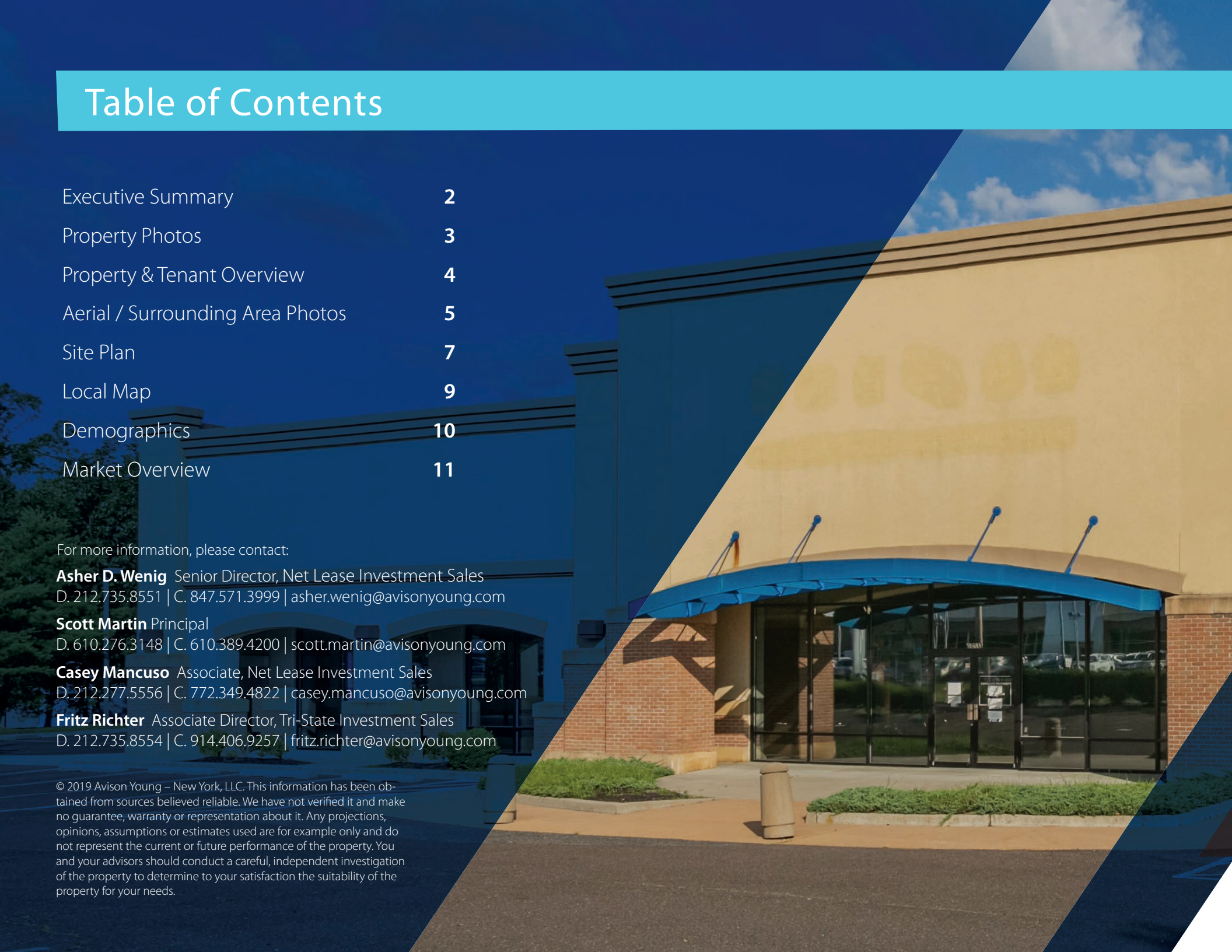
Asher D. Wenig Senior Director, Net Lease Investment Sales
D. 212.735.8551 | C. 847.571.3999 | asher.wenig@avisonyoung.com

Scott Martin Principal
D. 610.276.3148 | C. 610.389.4200 | scott.martin@avisonyoung.com

Casey Mancuso Associate, Net Lease Investment Sales
D. 212.277.5556 | C. 772.349.4822 | casey.mancuso@avisonyoung.com

Fritz Richter Associate Director, Tri-State Investment Sales
D. 212.735.8554 | C. 914.406.9257 | fritz.richter@avisonyoung.com

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Executive Summary

The Net Lease Investment Sales Group at Avison Young has been exclusively retained to arrange the sale of a freestanding property located at 3750 New Jersey Route 42 in Turnersville, New Jersey ("The Property").

With excellent visibility along New Jersey Route 42, also known as Black Horse Pike, the Property sits along one of the Philadelphia metro area's premier retail corridors. The Property offers a 16,714 - square-foot freestanding building on 2.26 acres of land and over 267 feet of frontage along Route 42.

The Property is currently vacant, but was previously occupied by La-Z-Boy Furniture. The Property includes 2 ADA restrooms, a central alarm system, 60+ parking spaces and is fully sprinklered. Local demographics within a one-mile radius indicate ample income at an average \$115,857 annually. This is an opportunity for an investor to be creative, and in turn, capitalize on a long-term, value-add opportunity.

The Property is less than 20 miles from downtown Philadelphia and strategically adjacent to nine major automotive dealerships in the Turnersville Auto Mall. The Property sees a higher volume of traffic along Route 42 (27,139 vehicles per day) due to its proximity to the Atlantic City Expressway (75,148 vehicles per day) while also being the preferred route for traffic avoiding the expressway tolls. Route 42 offers an extensive list of national retailers including Walmart Supercenter, Lowe's Home Improvement, Target, Marshalls and Regal Cinemas to name a few. The Property presents an opportunity to acquire an asset with an immense upside for value-add.

Investment Highlights

- 16,714 SF of freestanding retail available
- Open layout creates endless value-add opportunity
- Excellent visibility and convenient access along a busy retail thoroughfare
- Strong presence of national retailers in the immediate area
- Strategically located adjacent to Turnersville Auto Mall (nine major auto dealerships)
- Less than 5 miles from Atlantic City Expressway (75,148 VPD)
- Route 42, popular route for traffic avoiding the expressway tolls (27,139 VPD)
- Access to a deep consumer pool in an area supported by strong demographics

Property & Tenant Overview

3750 New Jersey Route 42

The Offering

Purchase Price	\$2,200,000
Price / Square Foot	\$131.63
Property Type	Retail - Freestanding
Type of Ownership	Fee Simple

Property Description

County	Gloucester
Parcel	18-00112-01-00007-07
Block / Lot	112.01 / 7.07
Property Class	4A
Zoning	HC (Highway Commercial)
Building Size	16,714 SF
Lot Size	2.26 Acres 98,446 SF
Parking	60 Spaces
Parking Ratio	3.59 / 1,000 SF
Year Built	2003
Foundation	Reinforced Concrete
Construction	Masonry & Steel Frame
Ceiling Height	10' - 14'
Utilities & Amenities	Full Sprinkler System 2 ADA Compliant Restrooms Central Alarm System
Real Estate Taxes (2019)	\$81,732

Property Photos



Aerial/Surrounding Area Photos



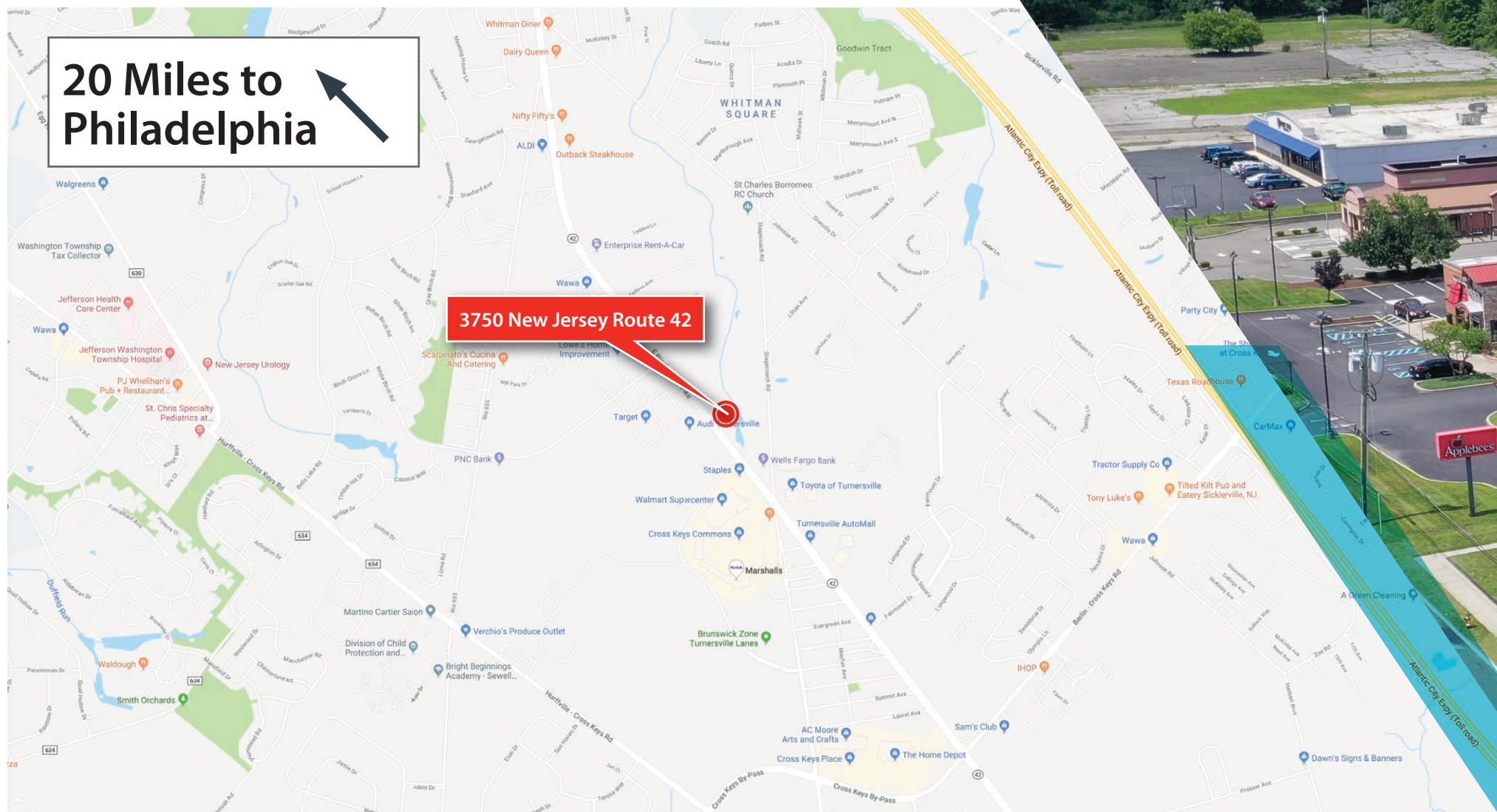


Additional Aerial Photos





Local Map



Demographics

Population	1-Mile Radius		3-Mile Radius		5-Mile Radius	
2018 Estimate	6,433		62,828		159,161	
2023 Projection	6,543		63,766		161,307	
2010 Census	6,276		61,791		156,627	
Average Age	41.70		39.50		38.40	
Households	1-Mile Radius		3-Mile Radius		5-Mile Radius	
2018 Estimate	2,271		21,730		55,927	
2023 Projection	2,306		22,018		56,576	
2010 Census	2,225		21,450		55,348	
Owner Occupied	1,951	85.91%	18,960	87.25%	44,630	79.80%
Renter Occupied	355	15.63%	3,058	14.07%	11,945	21.36%
2018 Median Household Income	\$95,965		\$84,884		\$78,097	
2018 Average Household Income	\$115,857		\$102,812		\$96,595	

Market Overview

Turnersville, New Jersey

Located less than 20 miles from Philadelphia, Turnersville is a hamlet in the Town of Washington in Gloucester County, New Jersey. Home to over 159,000 residents, Turnersville is a dense community, with 6,430 residents per square mile. With a median household income of \$115,850, and above average public schools, Turnersville residents provide a healthy and stable economy for local businesses.

Turnersville benefits from its centralized location between Philadelphia and Atlantic City. Retail in the area is attractive to its residents who are able to take advantage of the convenient location to the expressway. The township also sees little to no crime and takes pride in their strong community values.

Philadelphia, Pennsylvania

With over 1.6 million residents across 145 square miles, Philadelphia is the sixth most populous U.S. city with a 3.8 percent increase in population from the 2010 census. The city also boasts an additional six million residents in the metro area, due to it being in the center of the Delaware Valley. The City serves as a commercial hub for a wide variety of industries including finance, education, health care, technology, trade and transportation, manufacturing, and tourism. As of 2019, the Philadelphia metro area is estimated to produce nearly \$490 billion in gross metropolitan product.

Philadelphia, the birthplace of the United States Marine Corps, is also the home of many U.S. firsts, including the first library, hospital, medical school, national capital, stock exchange, zoo and business school. Travel to and from the City is facilitated by the SEPTA (Southeastern Pennsylvania Transportation), consistently ranked in the Top 10 as one of the nation's best. Additionally, commuters can utilize multiple bus lines and trolley systems to access the commercial center. A multitude of highly-ranked universities and technical schools bolster the City's

economy making it a top academic destination, including the University of Pennsylvania, Temple University, Drexel University and Thomas Jefferson University, among many more. The arts, culture, cuisine and history of Philadelphia attracted over 43 million tourists in 2017 who spent \$7.1 billion, generating an estimated \$11.5 billion in total economic impact in the city and surrounding four counties of Pennsylvania.

Real estate is a significant component of Philadelphia's economic value and productivity. According to the Philadelphia Business Journal, 2018 brought the city 10 new hotels and the addition of the Comcast Technology Center. As the skyline expands with five Fortune 1000 company headquarters, a market of over 81,900 commercial properties (including several nationally prominent skyscrapers), Philadelphia proves to be the center of economic activity in Pennsylvania. This strong real estate presence drives demand overflow to the surrounding metropolitan statistical areas, all of which benefit from the city's consistent economic growth.



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1166 Avenue of the Americas, 15th Floor | New York, NY 10036 | T 212.729.7140 | F 917.591.9300 | avisonyoung.com

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