

FOR LEASE | RETAIL

DEPTFORD PLAZA SHOPPING CENTER



1450 Clements Bridge Road | Woodbury, NJ 08096



PROPERTY SUMMARY

Available SF:	± 4,000 - 19,000 SF
Lease Rate:	Negotiable
Lot Size:	± 23.0 Acres
Building Size:	± 225,000 SF
Year Built:	1990
Cross Streets:	Locust Grove Road

PROPERTY OVERVIEW

Join TD Bank, Columbia Bank, Raymour & Flanigan, Lumber Liquidators and others at Deptford Mall

LOCATION OVERVIEW

Located on Clements Bridge Road with close proximity to Highways 42, 47, 55 and 295. (The traffic pattern is being changed which will offer easier access to the Center from Highway 55.) The Center is less than a mile from the Deptford Mall, and directly across the new Super WaWa and Inspira developments. Center City Philadelphia is 12 miles away; Philadelphia International Airport is 16 miles away.

PROPERTY HIGHLIGHTS

- Located in a high growth area just outside of Philadelphia
- Directly across the street from the new Super WaWa and Inspira developments
- Parking is provided for +/- 1,000 vehicles
- Major Co-Tenants include: TD Bank, Columbia Bank, Raymour and Flanigan, The Edge Fitness Club, Lumber Liquidators, and Kumon.

FOR MORE INFORMATION, PLEASE CONTACT:

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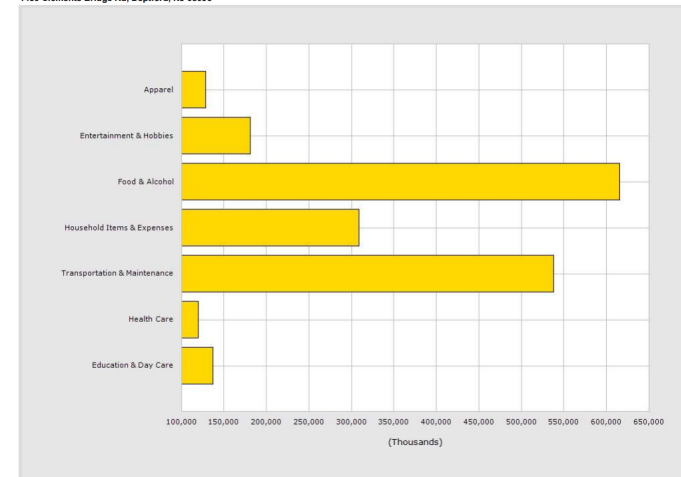
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Demographic Highlights

Population	3 Miles	5 Miles	10 Miles
2019 Total Population	75,558	209,685	1,085,880
2024 Population	75,501	209,902	1,097,721
Pop Growth 2019-2024	-0.08%	0.10%	1.09%
Average Age	40.3	40	38.1
Households			
2019 Total Households	29,987	82,267	433,434
HH Growth 2019-2024	-0.18%	0.11%	1.33%
Median Household Inc	\$63,920	\$69,225	\$64,386
Avg Household Size	2.5	2.5	2.4
2019 Avg HH Vehicles	2	2	1
Housing			
Median Home Value	\$178,822	\$188,409	\$209,441
Median Year Built	1963	1963	1960

Consumer Spending Totals for 5 Mile Radius
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Columbia Financial, Inc. is the holding company for Columbia Bank which has served the residents and businesses of New Jersey since 1927. Columbia Bank enjoys an established reputation for being a reliable, community-based financial institution, managing an asset base of over \$6 billion, 50 full-service branch offices and three regional lending centers throughout New Jersey.



The EDGE Fitness Clubs Inc. owns and operates a chain of fitness centers. The company offers personal training; various fitness classes, including strength, cardio, and mind body; and kickboxing, power fusion, spinning, step, yoga, and Zumba services to its members. It also provides cinema, cafe, and tanning services; and operates a child care center. The company was founded in 1987

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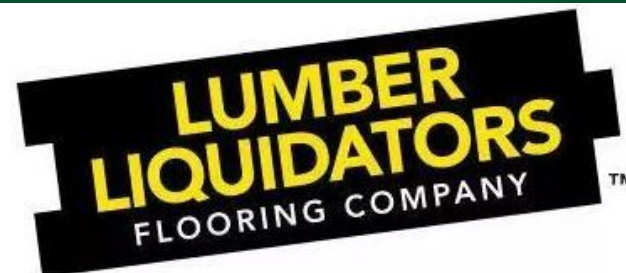
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Kumon is an independent program, where instructors and assistants tailor instruction for individual students. Based on the results of an initial assessment and the student's study skills, a Kumon Instructor will create an individualized-study plan. Students commonly begin Kumon at an 'easy starting point' to build study habits, concentration and a strong understanding of the fundamental topics. As students progress, Kumon Instructors plan for students to study at a difficulty level that aims to challenge students so they remain motivated but not so difficult as to discourage them.



Lumber Liquidators is now the largest specialty retailer of hardwood flooring in North America. The Company has achieved a reputation for offering great value, superior service and a broad selection of high-quality hardwood flooring products. Lumber Liquidators offers an extensive assortment of exotic and domestic hardwood species, engineered hardwoods, laminates, bamboo and cork at low prices designed to appeal to a diverse customer base. The Company also provides a wide selection of flooring enhancements and accessories, including moldings, noise-reducing underlay, adhesives and flooring tools. The Company's product offering is substantially comprised of proprietary brands, including its flagship Bellawood brand.



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Raymour & Flanigan® FURNITURE | MATTRESSES



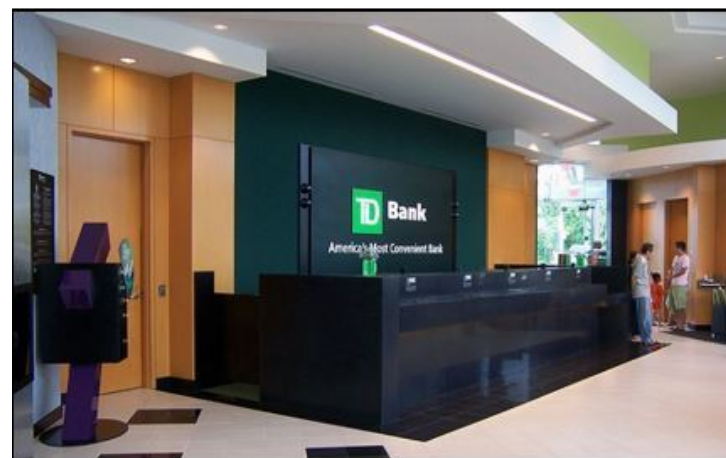
Family owned and operated, Raymour's Furniture Company, the predecessor of Raymour & Flanigan Furniture, was established by brothers Bernard and Arnold Goldberg in 1947 with a single, modest store in downtown Syracuse, NY. Current CEO and President Neil Goldberg joined the family business in 1972. Soon after, the company implemented a fully accessorized furniture showroom concept at low take-home or delivered prices. Raymour & Flanigan entered the new millennium with momentum from the previous decade's success and aggressively targeted growth in the New York City Metropolitan market.



Bank

America's Most Convenient Bank®

TD Bank, America's Most Convenient Bank® is one of the 10 largest banks in the U.S., with over 27,000 employees and deep roots in the community dating back more than 150 years. The Bank offers a broad array of retail, small business and commercial banking products and services to more than 9 million customers through its extensive network of approximately 1,250 convenient locations throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida.



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Sitar
Realty Company

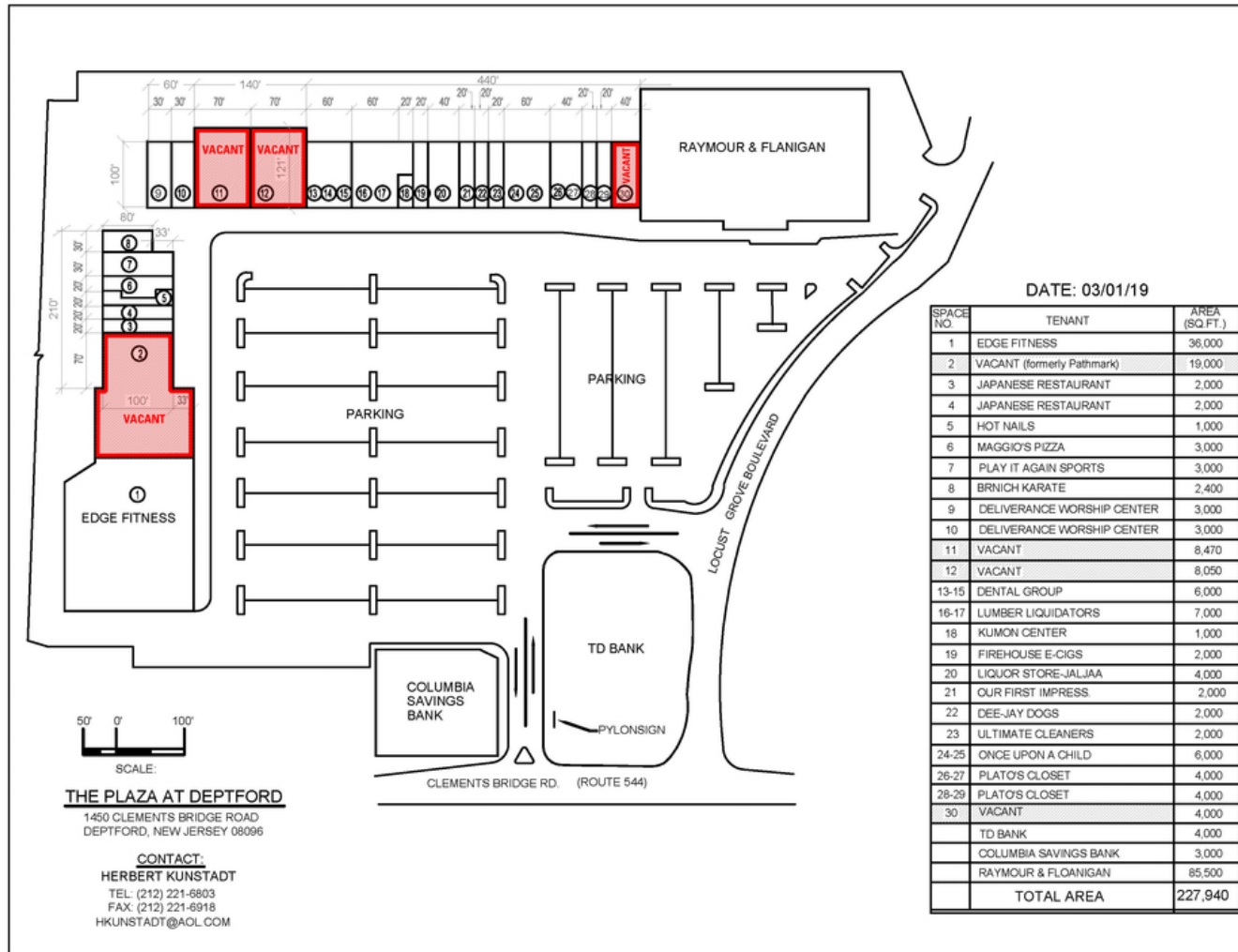


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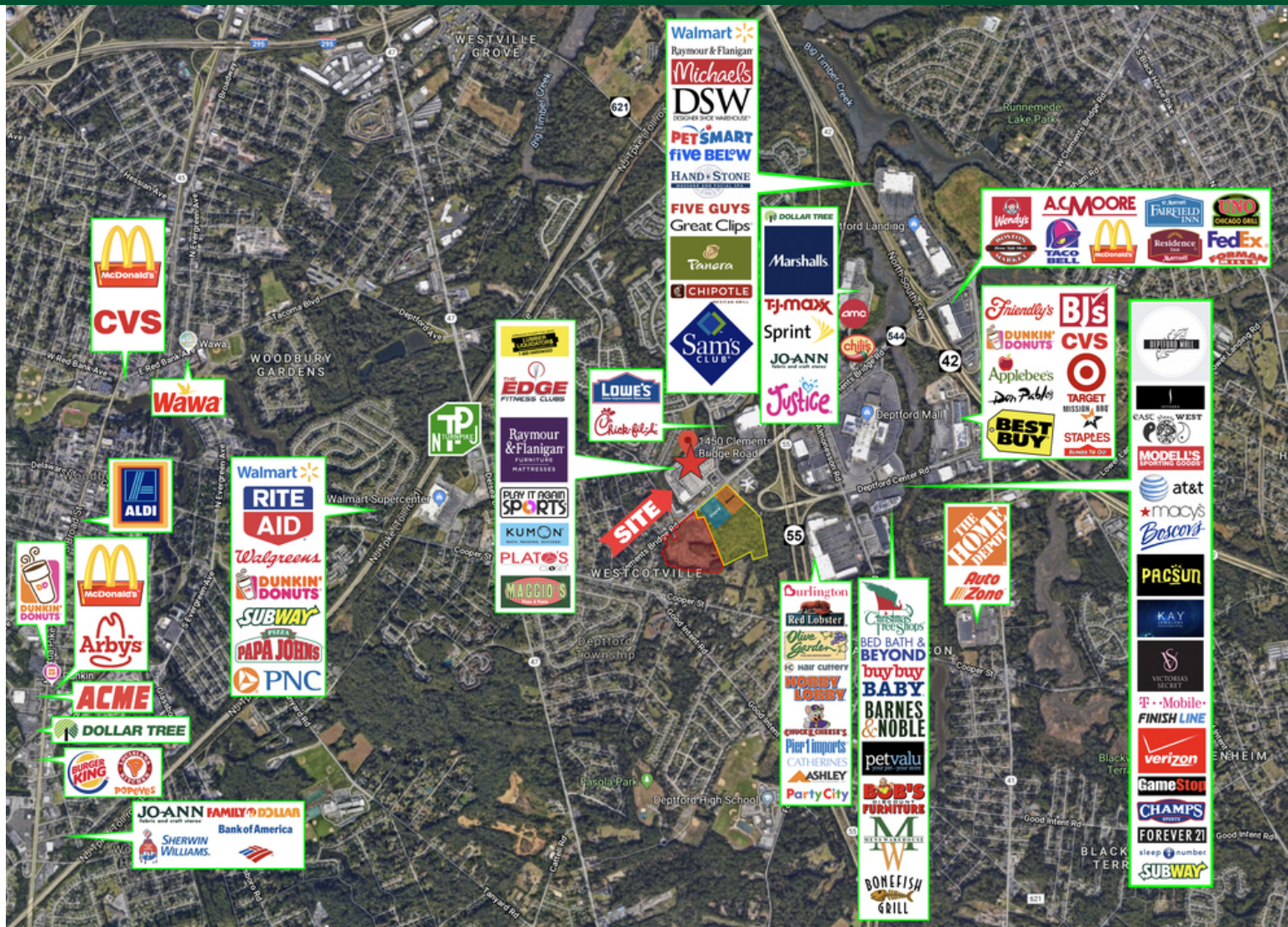
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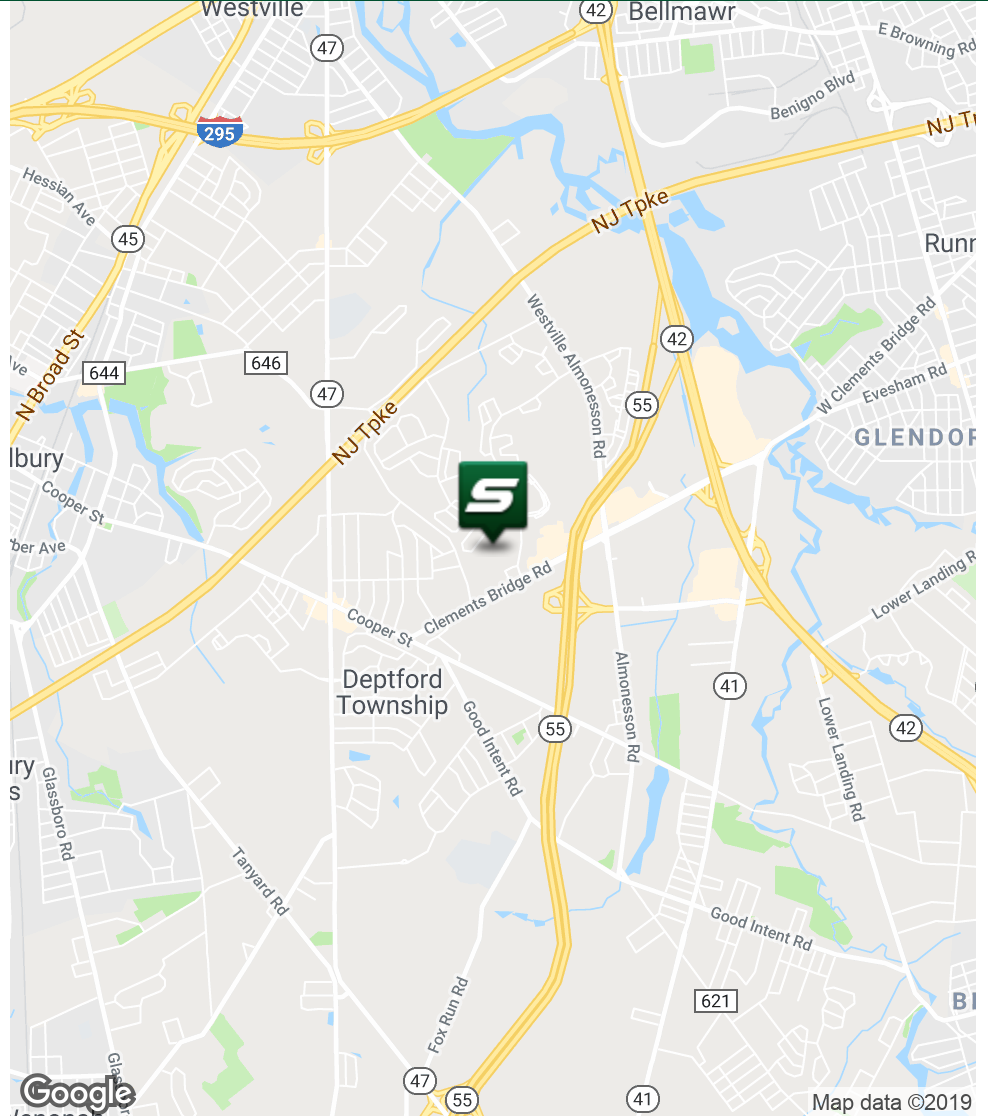
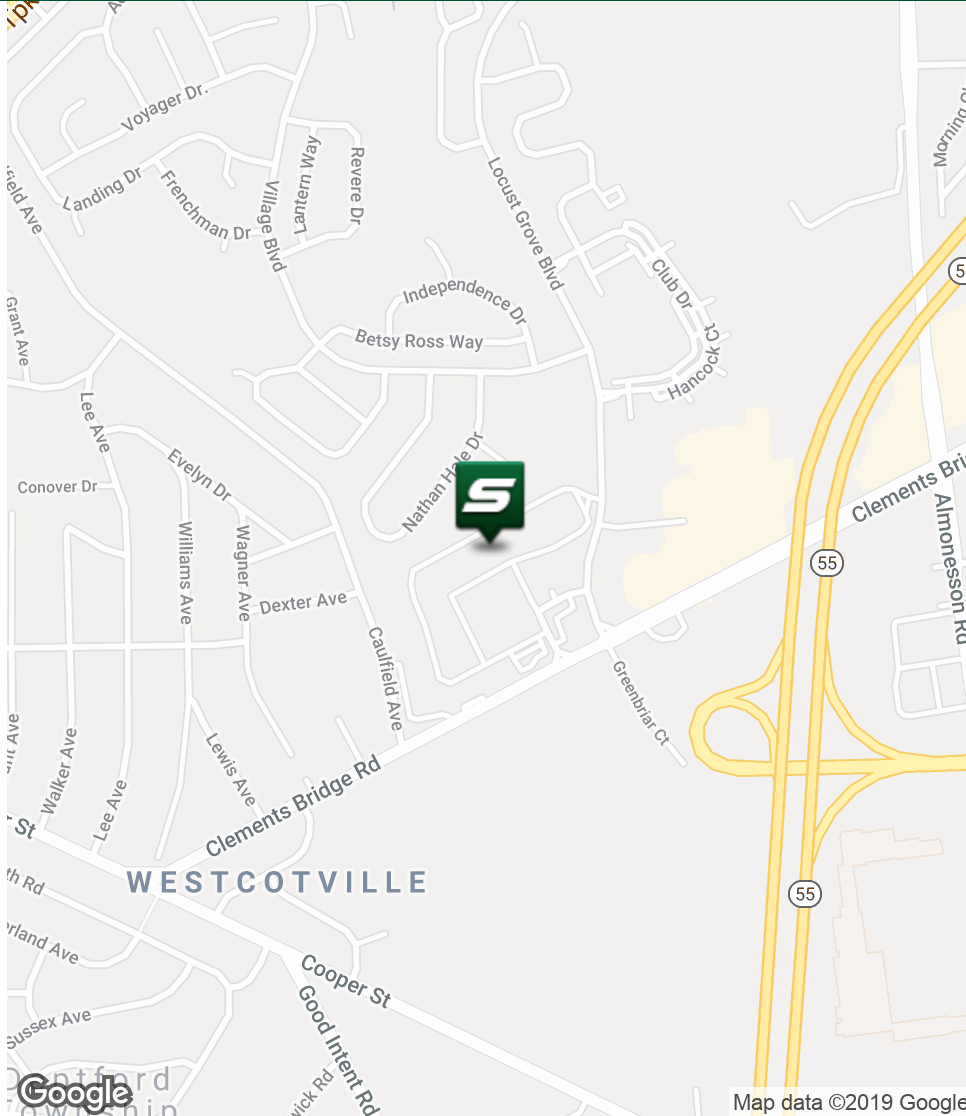


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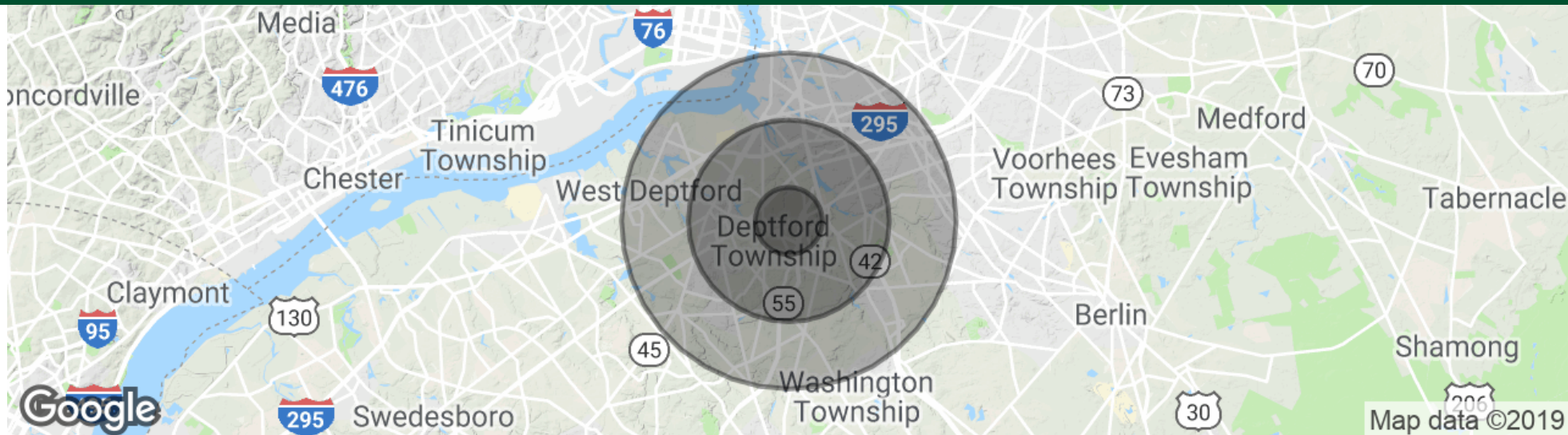
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,930	67,363	207,412
Median age	41.4	39.7	39.0
Median age (Male)	41.5	38.1	37.5
Median age (Female)	40.8	41.3	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,604	27,020	81,054
# of persons per HH	2.7	2.5	2.6
Average HH income	\$79,857	\$70,591	\$74,292
Average house value	\$251,487	\$238,930	\$236,371

* Demographic data derived from 2010 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.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

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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