



**SPROUTS
COMING
SPRING 2025**



RETAIL CENTER FOR LEASE
SOUTHWOOD SHOPPING CENTER

875 MANTUA PIKE, WEST DEPTFORD, NJ 08096

856.797.1919
www.VantageRES.com
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OFFERING SUMMARY



SIZE AVAILABLE

+/- 480 - 15,000 SF contiguous



LEASE RATE

\$16 - 24 / SF NNN



PARKING

7 spaces per 1,000 SF



SIGNAGE

Façade signage and pylon

AREA HIGHLIGHTS

- ✓ Southwood Shopping Center is an exciting opportunity located on Route 45 in Gloucester County. Route 45 connects Westville to Salem City, and runs through West Deptford, Mantua, Mullica Hill, and Woodstown
- ✓ The shopping center is positioned for growth. The center will undergo a transformation within the next year
- ✓ The Shopping Center District in West Deptford includes the following uses: retail store, office, agency or studio, bank, personal service and craftsmen's shop, mortuary, restaurant or dining room



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,349	64,093	126,971
2026 POPULATION PROJECTION	8,324	64,314	127,276
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,128	25,293	49,483
2026 HOUSEHOLD PROJECTION	3,120	25,385	49,620
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$101,695	\$99,304	\$97,131
MEDIAN HOUSEHOLD INCOME	\$78,771	\$77,250	\$74,447
TRAFFIC COUNT	23, 630 VPD		

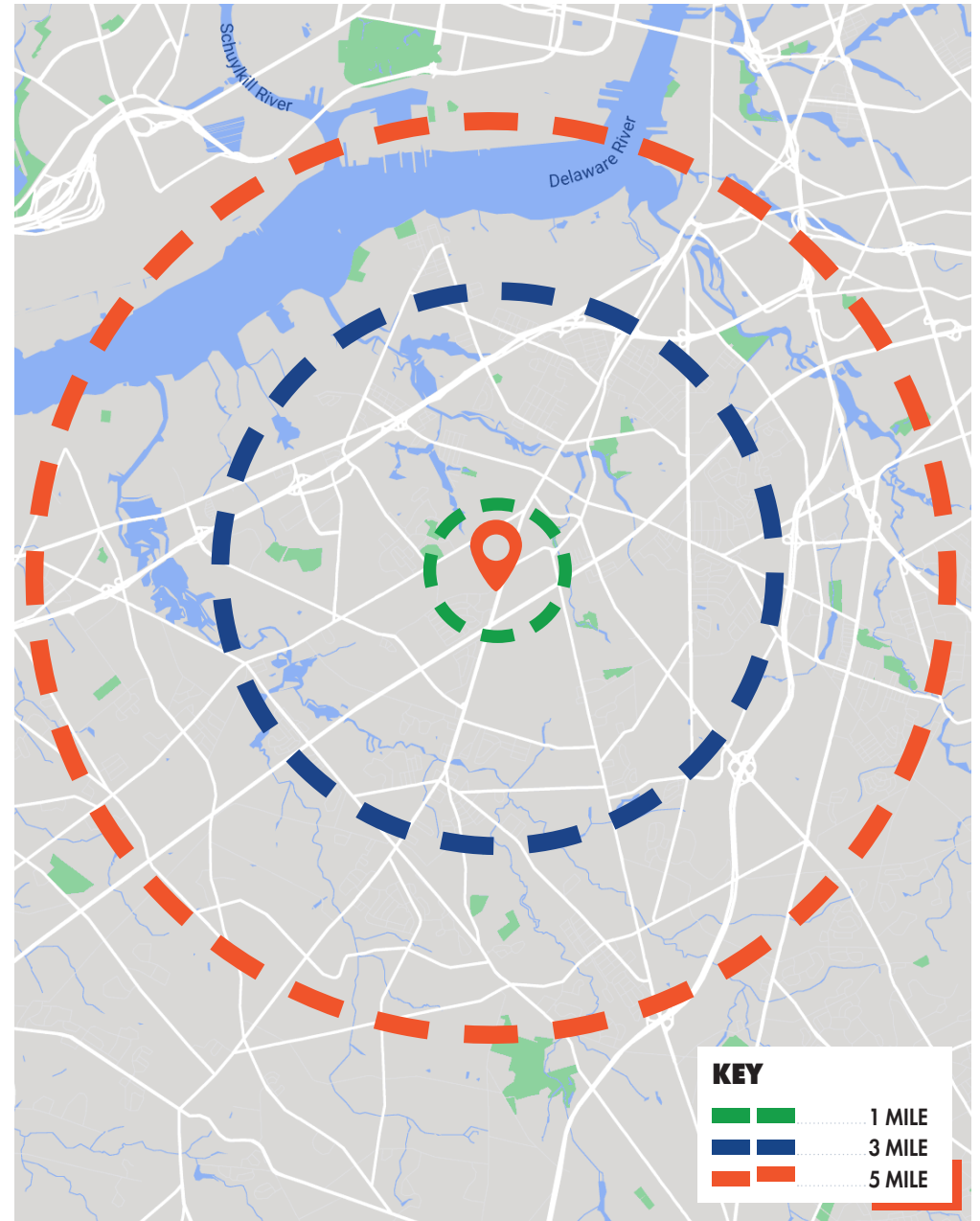
KEY DISTANCES

I-295
3.5 Miles

NJ TURNPIKE
9 Miles

DEPTFORD MALL
4.5 Miles

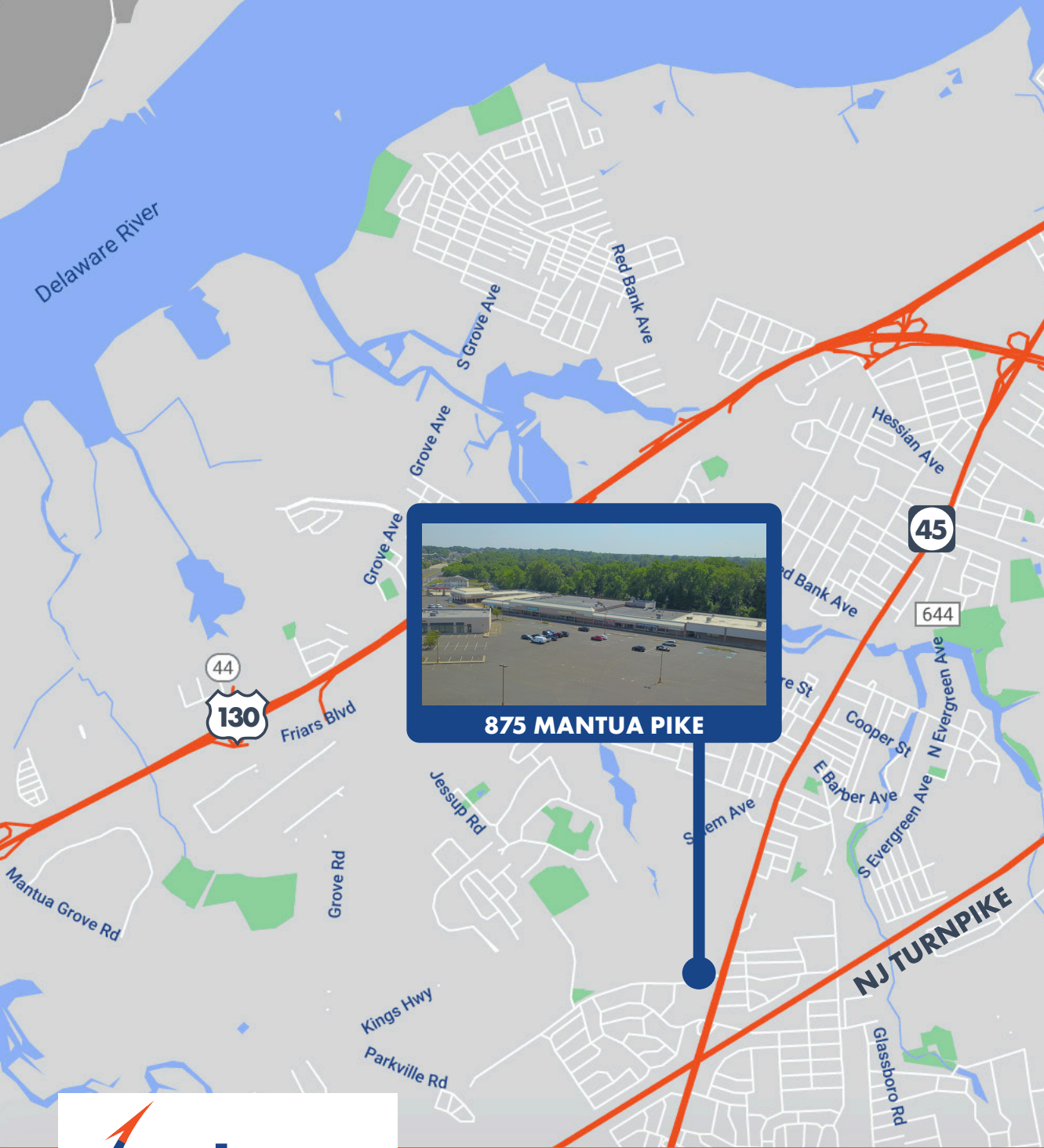
PHILADELPHIA, PA
15 Miles



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NEARBY AMENITIES

DINING

- Domino's
- Dunkin'
- Hollywood Café & Sports Bar
- McDonald's
- Pizza Hut
- Popeye's
- Wawa
- Wendy's

RETAIL

- Acme Markets
- Advanced Auto Parts
- Big Lots
- CVS
- Dodge RAM
- Dollar General
- Giant Fitness
- Jeep
- JOANN Fabrics
- Lukoil
- Napa Auto Parts
- Nissan
- OceanFirst Bank
- Sherwin Williams
- ShopRite
- Staples
- TD Bank

MEDICAL

- Eastern Dental
- Jefferson Health Offices
- Penn Medicine Offices
- South Jersey Radiology



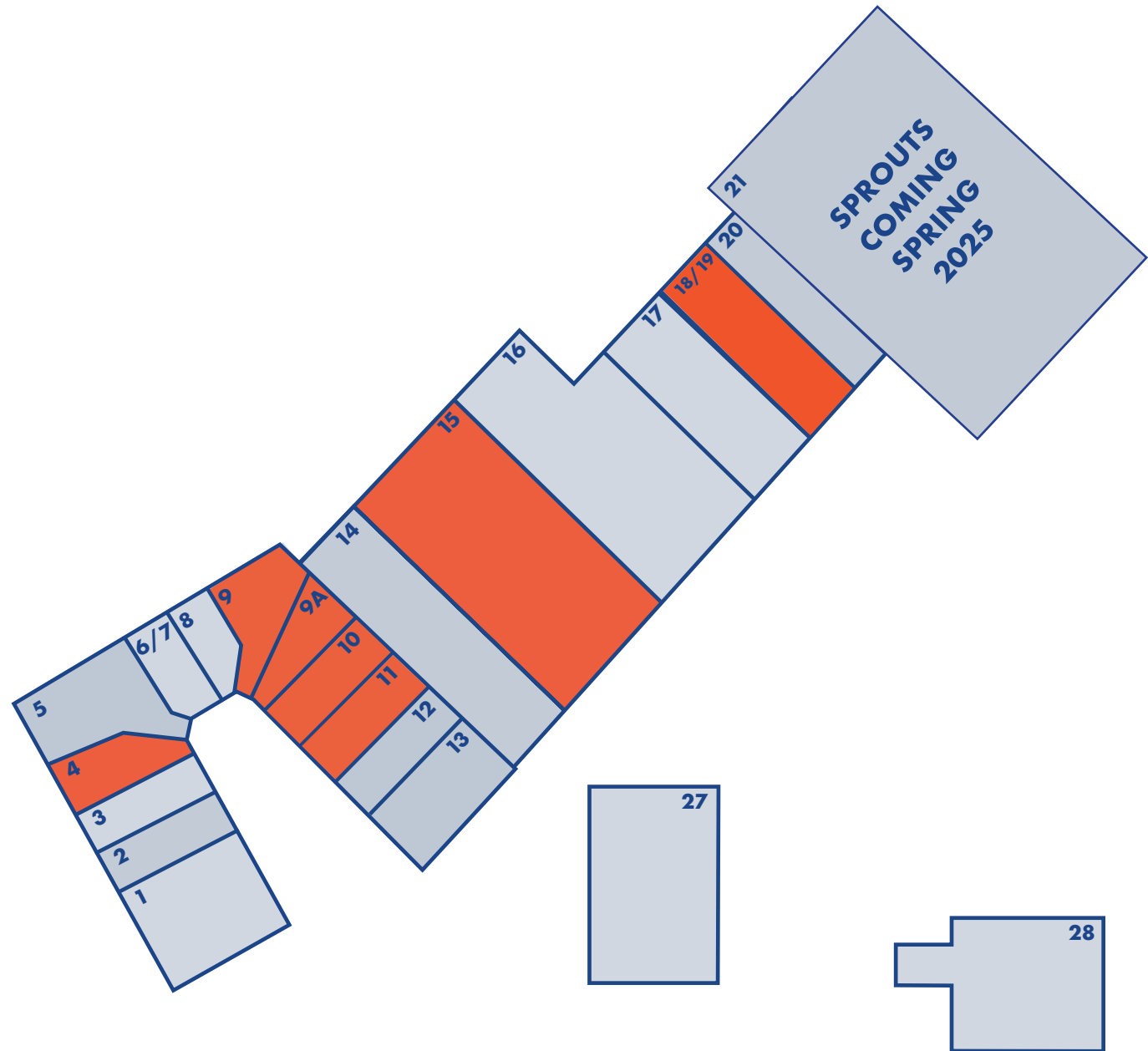
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SITE MAP

1. Orange Cleaners	2,000 SF
2. Whit or Whitout	1,200 SF
3. Certa Pro Painters	1,200 SF
4. AVAILABLE	1,528 SF
5. Elaborate Events	2,553 SF
6/7. Fruggie Too	1,600 SF
8. Hair Connection	800 SF
9. AVAILABLE	1,500 SF
9A. AVAILABLE	1,944 SF
10/11. AVAILABLE	1,700 SF
12. Bella Candles	480 SF
13. Clever Fox	720 SF
14. Ivy Rehab	2,515 SF
15. AVAILABLE	11,360 SF
16. Abbey Carpet	9,088 SF
17. Family Dollar	7,935 SF
18/19. AVAILABLE	4,938 SF
20. Gemelle Salon	2,450 SF
21. Sprouts Farmers Market (Coming 2025)	23,256 SF
27. Urgent Care	7,488 SF
28. Bank of America	4,000 SF



FAÇADE RENDERINGS



REGISTERED ARCHITECT
 PROJECT NO. 210411
 DATE: 08/20/2024
 PROJECT: 875 MANTUA PIKE, WEST DEPTFORD, NJ 08096
 ARCHITECT: ERIC HAFFER, P.A.
 1000 W. MAIN ST., WEST DEPTFORD, NJ 08096
 TEL: 856-426-1100
 FAX: 856-426-1101
 PROJECT NO. 210411
 DATE: 08/20/2024

Project Number: 210411
 Drawn By: TH
 Checked By: Checker
 Scale: AS NOTED
 ISSUED FOR: DATE: _____
 Issue Date: _____

DRAWING:
 Elevation renderings

A2