

**FULL  
RENOVATION  
UNDERWAY!**



Photo Credit: 42 Freeway



RETAIL CENTER FOR LEASE

# **SOUTHWOOD SHOPPING CENTER**

**875 MANTUA PIKE, WEST DEPTFORD, NJ 08096**

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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 1,200 - 11,360 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 is currently under a full transformation to be completed within the next few months.
- ✓ 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		

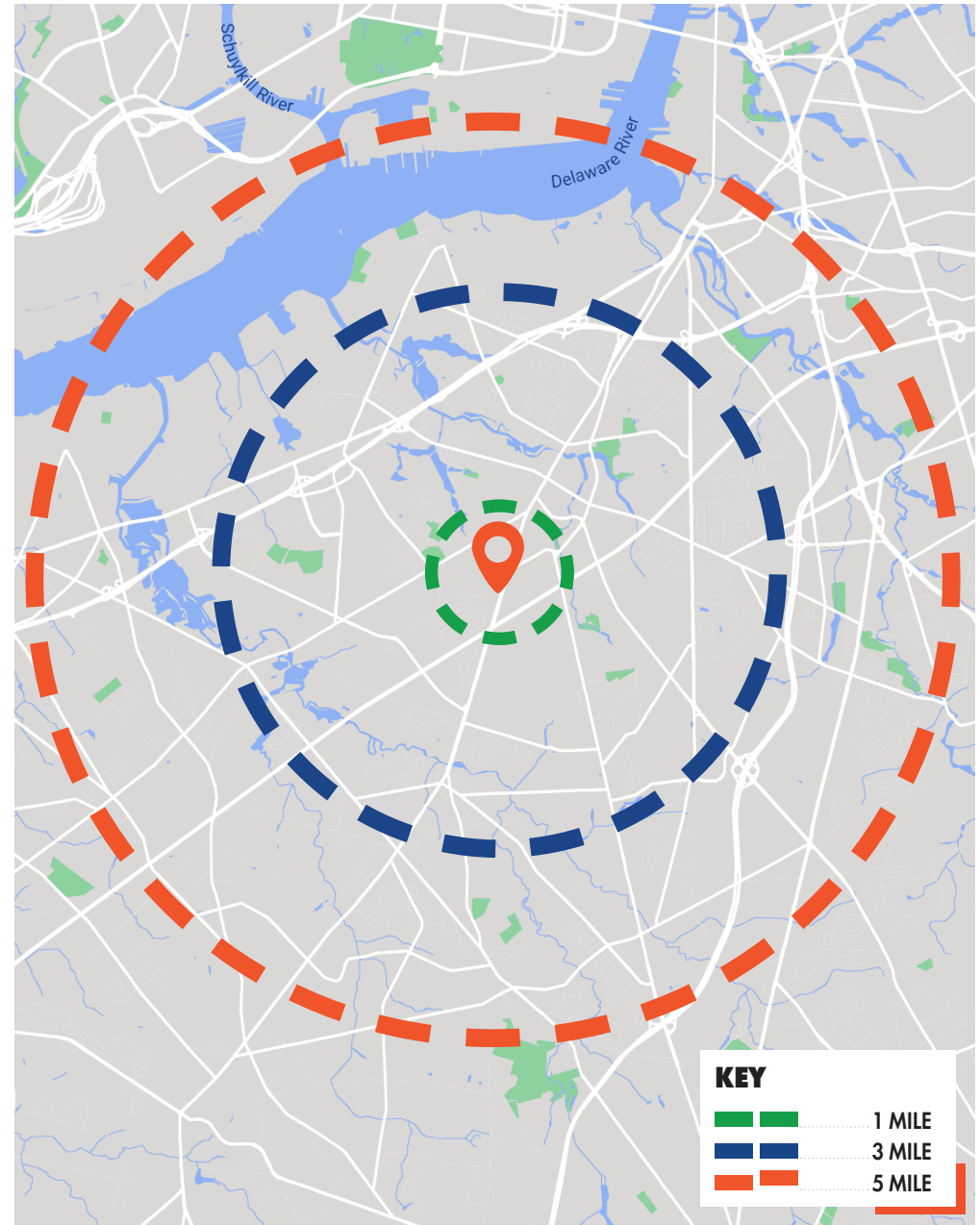
# KEY DISTANCES

**I-295**  
3.5 Miles

**NJ TURNPIKE**  
9 Miles

**DEPTFORD MALL**  
4.5 Miles

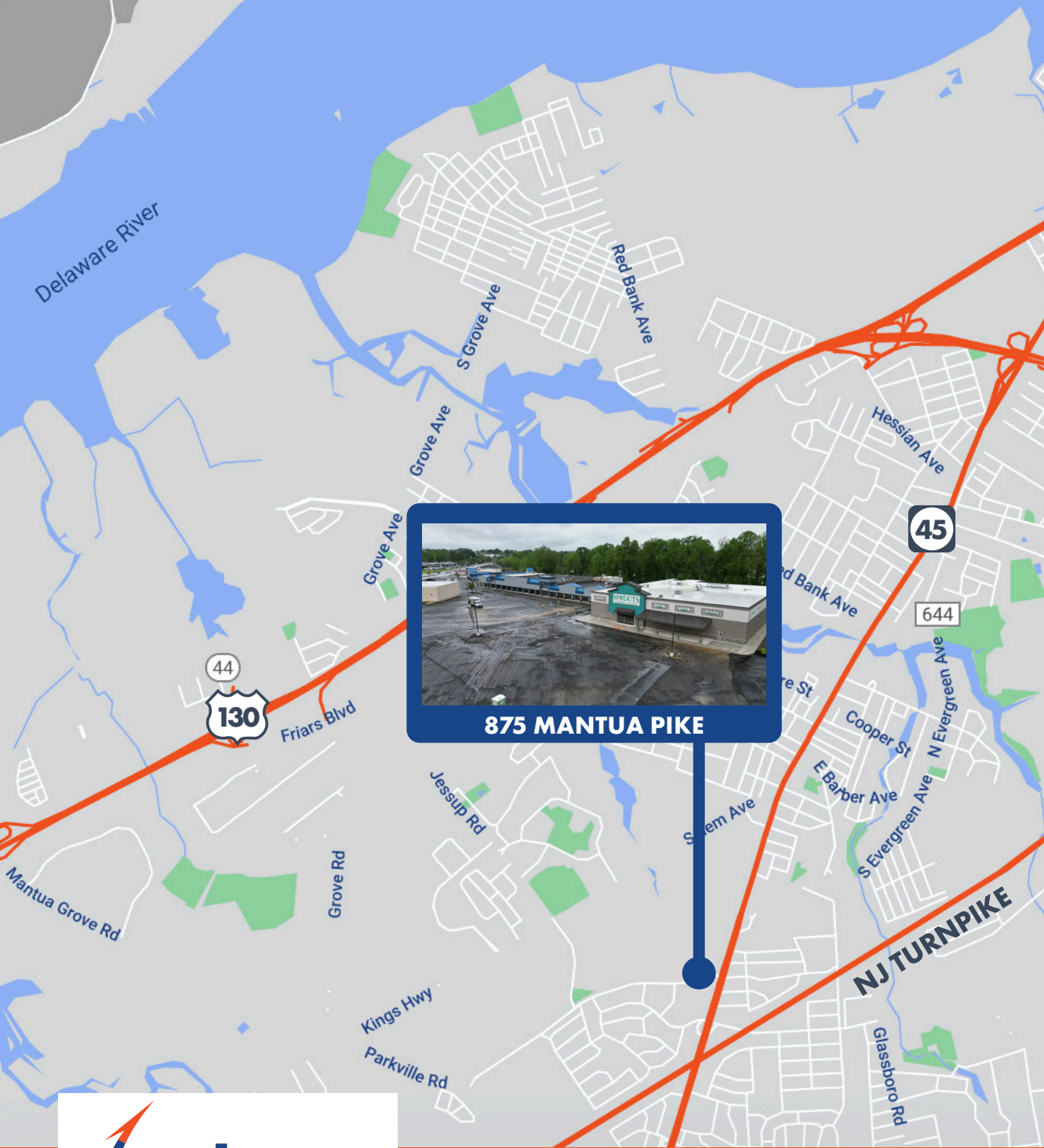
**PHILADELPHIA, PA**  
15 Miles



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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
<b>3. AVAILABLE</b>	<b>1,200 SF</b>
4. Surge Society	1,528 SF
5. Elaborate Events	2,553 SF
6/7. Fruggie Too	1,600 SF
8. Hair Connection	800 SF
9. Anchored Financial Planning	1,500 SF
10. Tattoo Parlor	1,944 SF
11A. Warrior Sun Yoga	700 SF
11B. Blush Salon	1,000 SF
12. Bella Candles	480 SF
13. Clever Fox	720 SF
14. Ivy Rehab	2,515 SF
<b>15. AVAILABLE</b>	<b>11,360 SF</b>
16. Abbey Carpet	9,088 SF
<b>17. AVAILABLE</b>	<b>7,935 SF</b>
<b>18/19. AVAILABLE</b>	<b>4,938 SF</b>
20. Gemelle Salon	2,450 SF
21. Sprouts Farmers Market	23,256 SF
22. Urgent Care	7,488 SF
23. Bank of America	4,000 SF

