

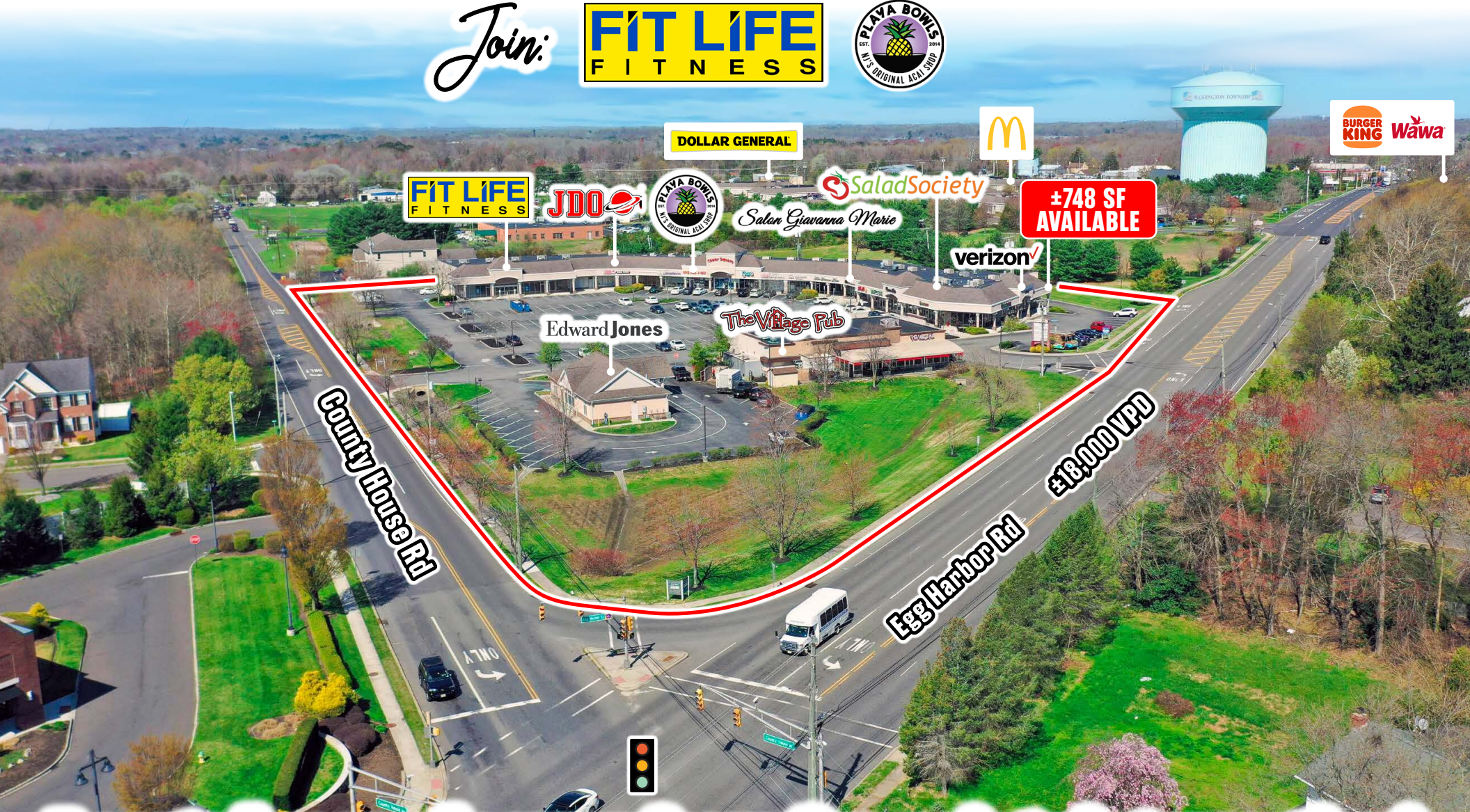


TOWER SQUARE

137 Egg Harbor Road | Sewell, NJ 08080

For Lease
±748 SF Available

Join:



County House Rd

Egg Harbor Rd

±18,000 VPD

±748 SF AVAILABLE

Located seconds away from five points intersection!



1000 Germantown Pike, Suite A-2 | Plymouth Meeting, PA 19462
www.penmark.com | Call or Text: 267-326-3709

JUSTIN BARTHOLOMEW
justin@penmark.com

TOWER SQUARE

137 Egg Harbor Road | Sewell, NJ 08080



T

Tower Square Shopping Center in Sewell, NJ, is an upscale strip mall offering approximately 22,000 square feet of office/retail space. It features a diverse tenant mix, including Fit Life Fitness, Playa Bowls, The Village Pub, Salad Society & more. The property boasts exceptional visibility and accessibility with entrances on both County House Road and Egg Harbor Road, enhanced by NJ Transit access and a high daily traffic. Positioned in a thriving area with nearby developments like a new Wawa and Burger King, this first-class managed center provides prime retail opportunities in Washington Township, Gloucester County.



| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|------------------|-----------|-----------|-----------|
| POPULATION | 5,019 | 183,262 | 607,078 |
| TOTAL EMPLOYEES | 1,323 | 62,559 | 223,558 |
| AVERAGE HHI | \$126,401 | \$103,627 | \$102,915 |
| TOTAL HOUSEHOLDS | 1,880 | 69,592 | 232,418 |

JOIN CURRENT RETAILERS



PROPERTY SITE PLAN



| # | TENANT | SIZE |
|----------|------------------------|------------|
| A | Fit Life Fitness | 23,000 |
| G | Jamie Dance Odessy | 5,860 |
| F | Interstate Mobile Care | 1,200 |
| G | Alchemyx | 1,200 |
| H | Playa Bowls | 1,200 |
| I | Reno Steaks | 1,200 |
| J | Polish Nails | 1,200 |
| K | Ovation Realty | 1,200 |
| M | Salon Giavanna Marie | 3,752 |
| N | Slice | 2,400 |
| P1 | Jin Jin Restaurant | 1,800 |
| P2 | Greentree Tobacco | 2,700 |
| P3 | TLS Tans LLC | 1,076 |
| Q | Salad Society | 1,882 |
| T | Verizon | 1,200 |
| V | AVAILABLE | 748 |
| W | The Village Pub | 6,000 |
| X | Edward Jones | 2,267 |

County House Rd ±6,512 VPD



RETAIL MARKET AERIAL

Seven Star DINER

The Bank of Princeton
Bank Wisely.

Wawa

BURGER KING

KinderCare

McDonald's

Five Points Car Wash

DOLLAR GENERAL

D&W
100% Associate Owned

AUTOTECH
Collision Service

LAMP SHADE Works

STELLA BAKING CO.
Cakes, Cookies

RASTELLI KIDS COMPLEX
Children. Educate. Inspire.

County Conservation Company

Proposed Residential or Industrial Development

GLA: ±76,000 SF Fully Occupied
STRIVE
PHYSICAL THERAPY & SPORTS REHABILITATION
TUTOR TIME
CHILD CARE / LEARNING CENTERS

±1.32 Acres Available

±6,512 VPD County House Rd

±18,000 VPD Egg Harbor Rd

SITE TOWER SQUARE

FIT LIFE FITNESS

The Village Pub

Saler Giovanna Marie

Edward Jones

Salad Society

verizon

JDO

Jamie's Dance Odyssey

Tower Square Shopping Center is strategically positioned just seconds from the bustling Five Points Intersection. This prime location offers excellent visibility and accessibility, with entrances on both County House Road and Egg Harbor Road, and is conveniently served by NJ Transit. Surrounded by ongoing developments, including a new Wawa, Burger King, and a housing project across the street, the center benefits from a vibrant and growing community.

