



**ONE SUITE
LEFT**

**FOR
LEASE**

Emily Stein

Managing Director

& Director of Healthcare Services

856.797.1919X110 | 609.457.9816

Emily.Stein@VantageRES.com

Ma'or Hemo

Sales Associate

856.797.1919X102 | 856.454.7716

Maor.Hemo@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



PENNYPACKER VILLAGE

224 PENNYPACKER DRIVE, WILLINGBORO, NJ 08046



OFFERING SUMMARY

Asking Lease Rate:

Unit 5: \$2,100/month

SF Available:

Unit 5: +/- 1,080 SF

Parking: +/- 90 spaces

Signage: Monument

Zoning: B-1



PROPERTY HIGHLIGHTS

+ This property benefits from excellent visibility and steady foot traffic in one of Willingboro's busiest commercial corridors

+ Located adjacent to Pennypacker Village, the Town Center is home to national and regional names like Starbucks, Dollar Tree, Pizza Hut, T-Mobile, and others—providing built-in customer draw and reinforcing the retail ecosystem supporting any new tenant at 224 Pennypacker

+ The area around Pennypacker is seeing significant residential investment: single-family and duplex new-build homes are currently under construction nearby, offering fresh purchasers—many commuting to Philadelphia—stylish, modern layouts and boosting local daytime population

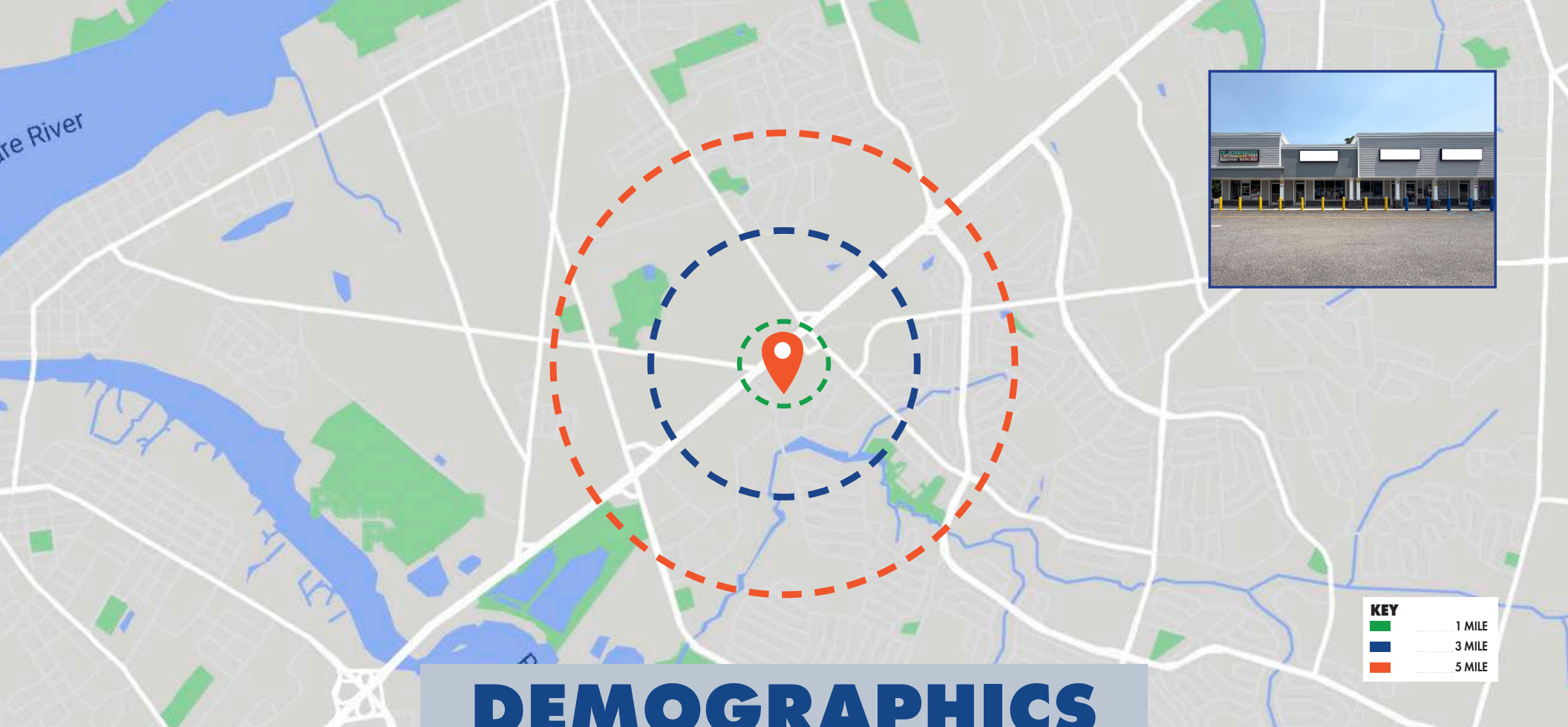


FOR LEASE

224 PENNYPACKER DRIVE, WILLINGBORO, NJ 08046

856.797.1919

VantageRES.com



KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	14,263	76,646	200,025
PROJECTED 2029	14,519	78,006	201,136

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	5,621	27,818	76,166
PROJECTED 2029	5,722	28,706	76,489

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$86,150	\$101,129	\$102,816
MEDIAN INCOME	\$71,972	\$85,356	\$82,545



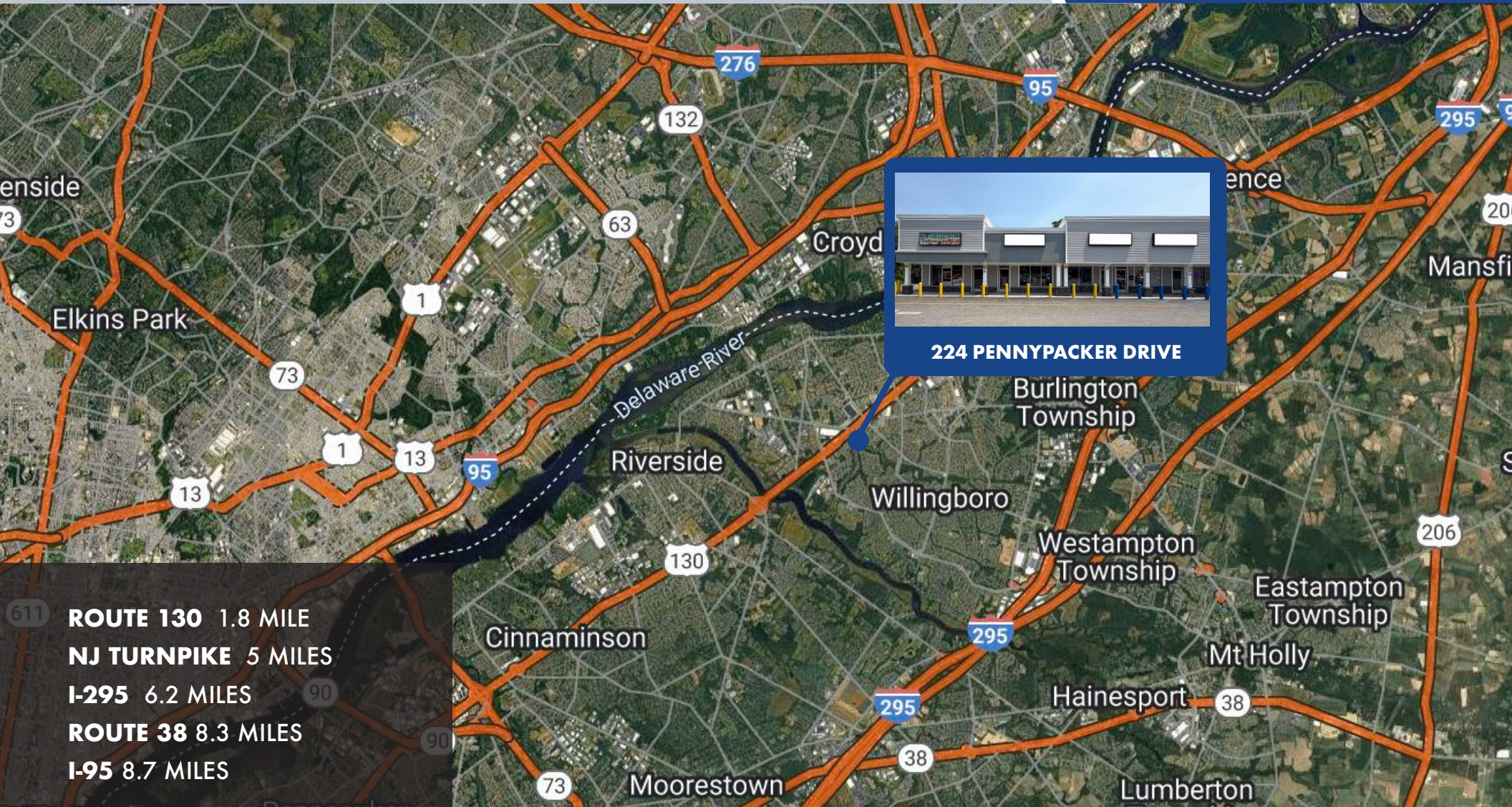
FOR LEASE

224 PENNYPACKER DRIVE, WILLINGBORO, NJ 08046

856.797.1919

VantageRES.com

KEY DISTANCES



224 PENNYPACKER DRIVE

- ROUTE 130** 1.8 MILE
- NJ TURNPIKE** 5 MILES
- I-295** 6.2 MILES
- ROUTE 38** 8.3 MILES
- I-95** 8.7 MILES



856.797.1919
VantageRES.com

FOR LEASE

224 PENNYPACKER DRIVE, WILLINGBORO, NJ 08046



NEARBY AMENITIES

DINING

- Arby's
- Burger King
- Jersey Bagel Cafe & Pizza
- KFC
- McDonald's
- Pizza Hut
- Popeyes
- Supremos
- Wendys

RETAIL/GROCERY

- ACME
- ALDI
- Allen Parker Memorial Field
- Cramps Liquor Store
- Exxon
- Home Depot
- Pep Boys
- United Hearts Islamic Academy
- USS Car Wash
- Willingboro Family
- Dental
- Wawa
- Urge Fitness



FOR LEASE

224 PENNYPACKER DRIVE, WILLINGBORO, NJ 08046

856.797.1919

VantageRES.com