

# RESTAURANT PAD AND RETAIL SPACES FOR LEASE

## 2 SOUTH ROUTE 73, BERLIN, NJ 08009

BLOOM CIRCLE SHOPPING CENTER



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### Offering Summary

**Pad Site:** +/- 4,500 SF Available  
 Sale Price: \$1,000,000  
 Lease Rate: \$14/SF NNN

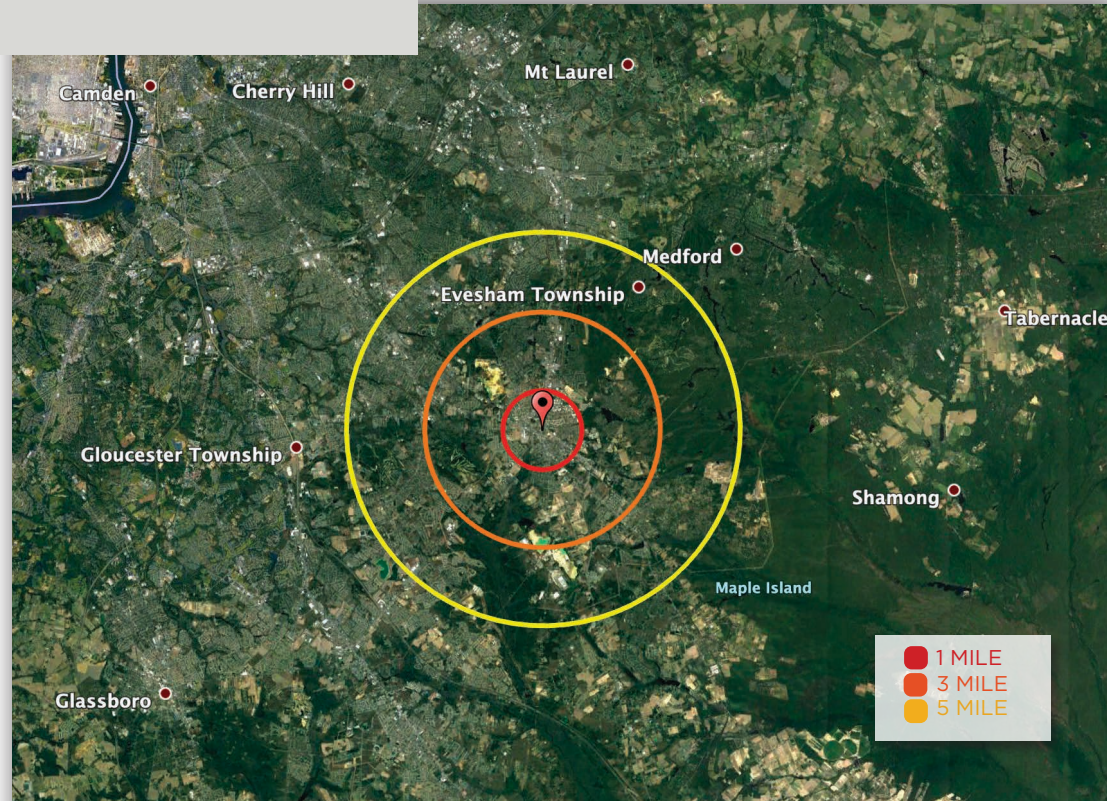
**Available SF:** +/- 1,200 SF  
 +/- 6,000 SF (End-Cap)  
 Lease Rate: \$12 - \$14 / SF NNN

**Signage:** Facade and pylon signage

**Parking:** 123 surface spaces; 3.30/1,000 SF

### Property/Area Highlights

- + Bloom Circle Shopping Center is located in the heart of the Berlin retail corridor along heavily traveled Route 73. Two prime end caps and a pad site available
- + Pylon signage is available for the pad site, increasing visibility. A diverse roster of co-tenants include Ollie Gator's Pub, Brazilian Jiu Jitsu, Circle Chinese Restaurant, Mode E Vape Lounge and PN Nails & Spa
- + The center is well situated between Philadelphia and Atlantic City and is surrounded by densely populated residential communities and is only minutes from the Atlantic City Expressway and White Horse Pike



### 2020 DEMOGRAPHICS

|                               | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------------|----------|----------|----------|
| <b>EST. POPULATION:</b>       | 6,931    | 41,048   | 124,102  |
| <b>EST. HOUSEHOLDS:</b>       | 2,546    | 14,814   | 47,009   |
| <b>AVG. HOUSEHOLD INCOME:</b> | \$89,816 | \$98,988 | \$97,881 |

**TRAFFIC COUNT (RT 73): 20,509 VPD**



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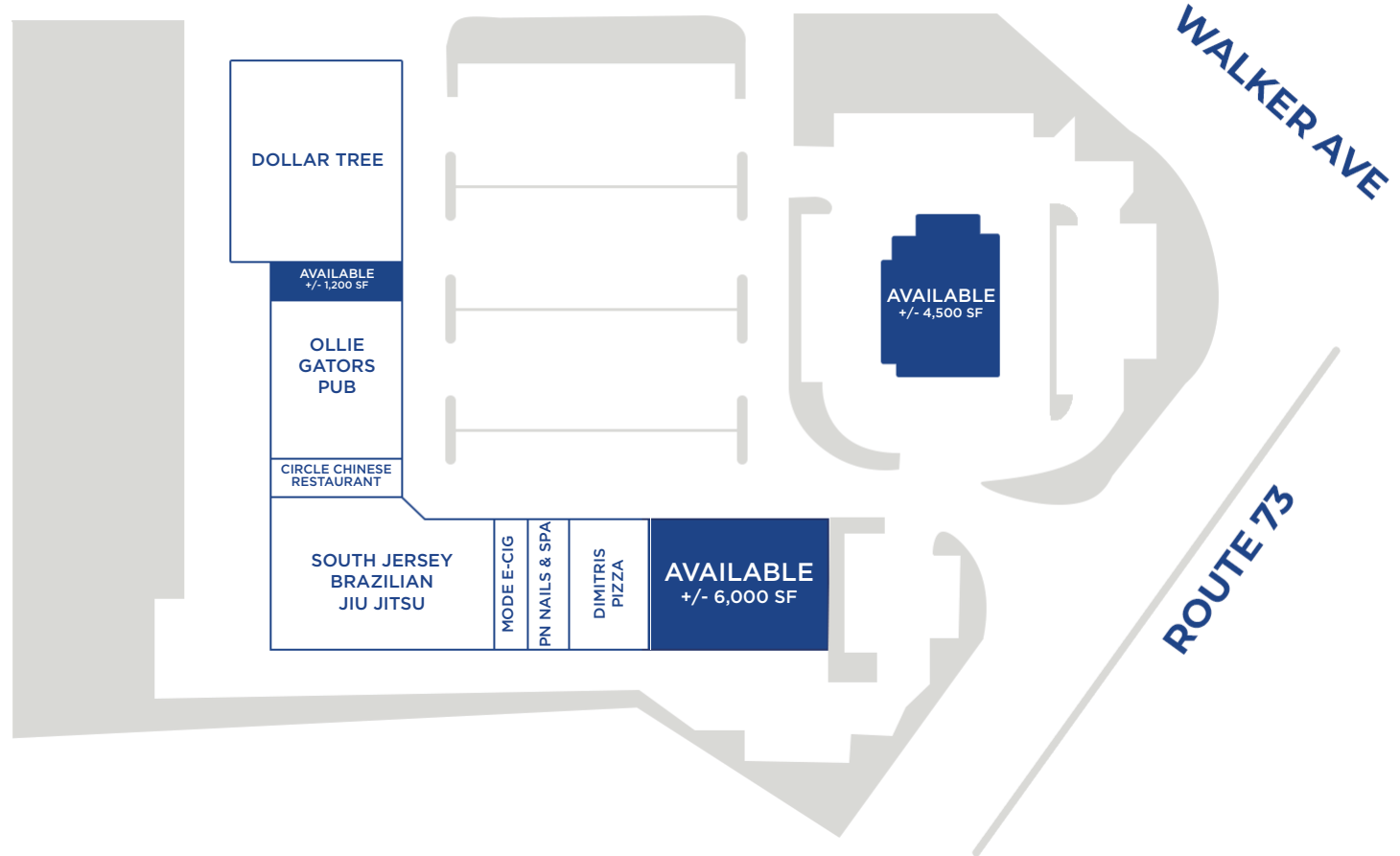
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### BERLIN - CROSS KEYS ROAD

## SITE PLAN

WRIGHT AVENUE



WALKER AVE

ROUTE 73



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