

± 1,500 - 3,500 SF

Echo Plaza

309 Fries Mills Road | Sewell, NJ 08080

FOR LEASE



Overview

Conveniently located at a high traffic, signalized intersection. Located near Washington Twp Municipal Building, Kennedy Hospital and Virtua Hospital Campus. Easy access to AC Expressway, Routes 42,55,41 and 47. Excellent location for Retail, Office, Medical or other retail uses. The property can accommodate from 1,500 sq ft to 13,000 sq ft plus an additional pad that can accommodate up to 54,000 sq ft ideal for Medical, Child Care, restaurants, Office and many others.

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REAL ESTATE



Anthony Curcio

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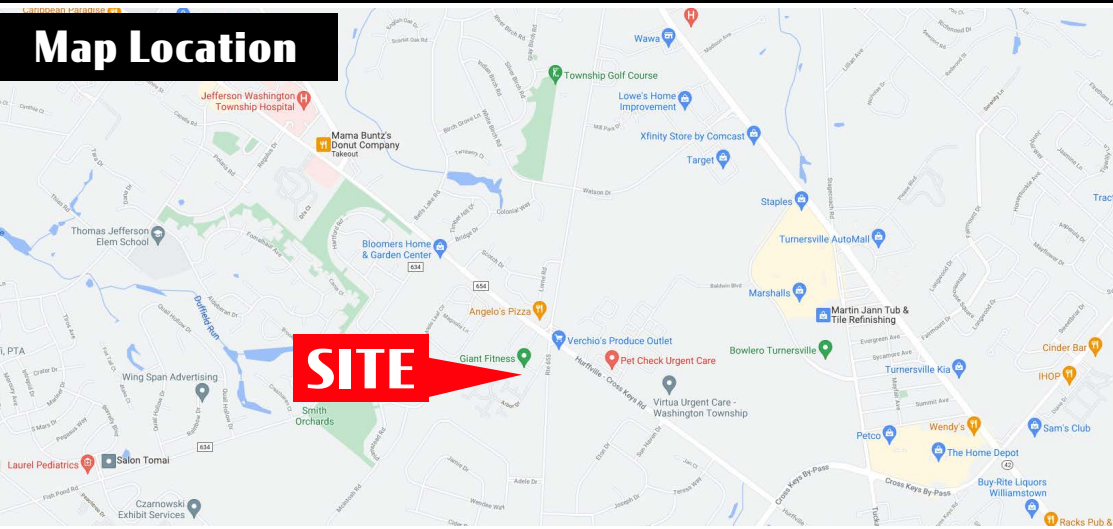
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Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	55,830	154,401	246,042
TOTAL EMPLOYEES	13,929	43,465	63,456
AVERAGE HH	\$117,034	\$107,004	\$103,097
TOTAL HOUSEHOLDS	19,508	54,192	88,651
TRAFFIC COUNTS: Fries Mill Road - ±15,000 VPD			



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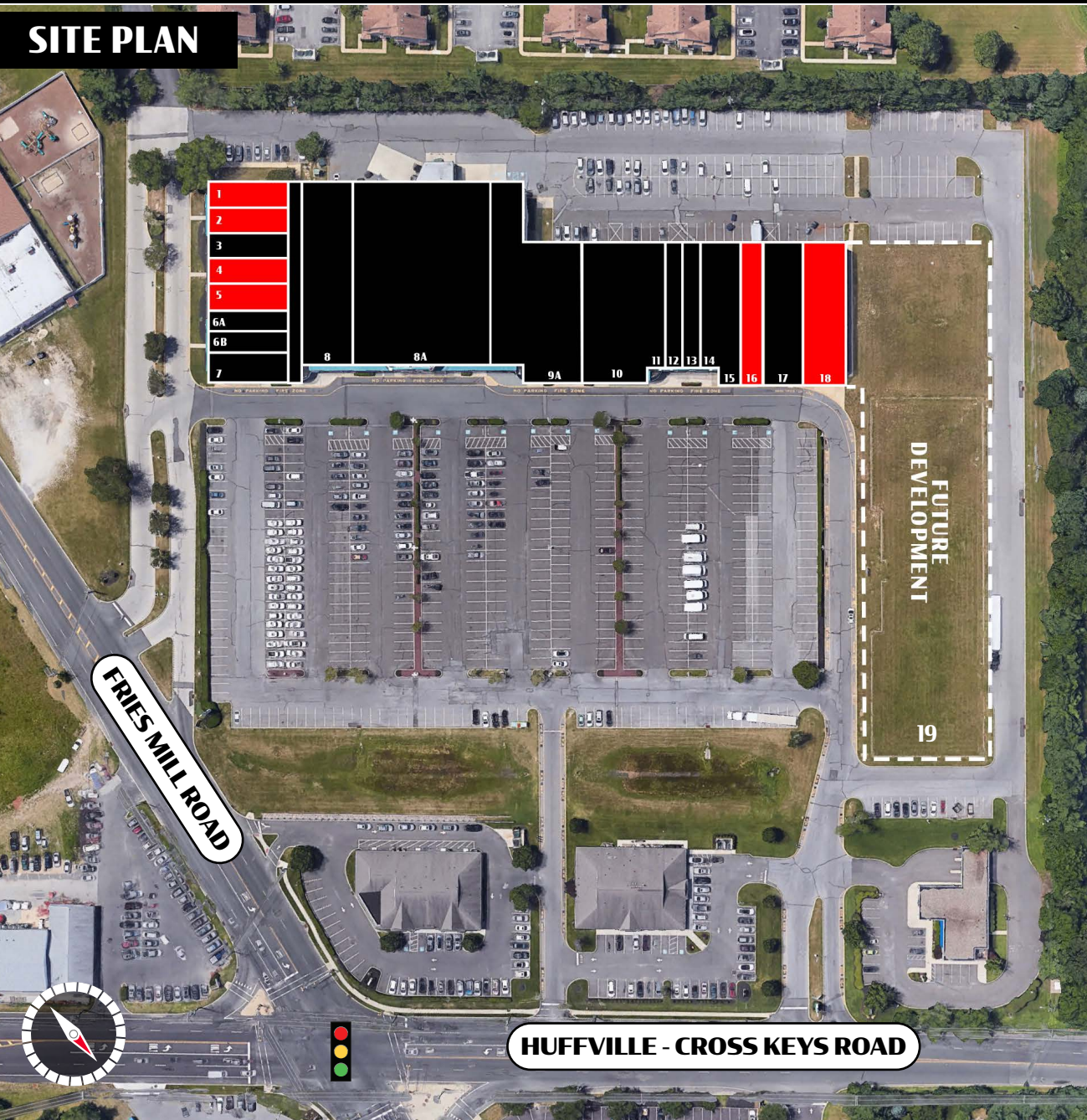
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SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	1,500
2	AVAILABLE	1,500
3	Abyssal Plain (Sports Memorabilia)	1,500
4	AVAILABLE	1,500
5	AVAILABLE	1,500
6A	Mighty Dog Roofing	1,500
6B	Millennium Account Services	1,500
7	Echo Dry Cleaners	2,200
8	Giant Fitness	12,200 Ground & 1,460 Mezzanine
8A	Giant Fitness	17,203
9A	NJ Dept. of Children & Families	17,203
10-11	NJ Dept. of Children & Families	5,701
12	NJ Dept. of Children & Families	2,128
13	NJ Dept. of Children & Families	2,110
14-15	Better Homes - Maturo Realty	4,600
16	AVAILABLE	2,400
17	Communicare (Adult Day Care)	4,800
18	AVAILABLE	3,500
19	BUILD-TO-SUIT	54,000



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENTS:

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LANCASTER OFFICE:

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Lancaster, PA 17601

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