

FRIES MILL PLAZA

198 Fries Mill Road | Sewell, NJ 08080


**BERKSHIRE
HATHAWAY**
HomeServices

Edward Jones

 **PNC BANK**

FRIES MILL ROAD - ±15,000 VPD

WATSON DRIVE - ±5,000 VPD



BUILT IN 2006

SIGNALIZED, 4-WAY INTERSECTION

**LOCATED MIDWAY BETWEEN VIRTUA HOSPITAL
& KENNEDY-JEFFERSON HOSPITAL**

**±1,500 SF AVAILABLE
FOR LEASE**

PROPERTY OVERVIEW

Situated on the corner of Fries Mill Road & Waston Drive, just a half a mile from the intersection of Fries Mill Road & Hurffville-Cross Keys Road. Located midway between Virtua Hospital & Kennedy-Jefferson Hospital. Retail nearby includes Target and Lowes Home Improvement. Dense residential, including a garden apartment complex directly across Fries Mill Road.

Suite 112 is available, containing 1,500 SF

Also available is **pad site** with utilities stubbed- approximately 5,700 SF



FRIES MILL RD ±15,000 VPD
WATSON DR ±5,000 VPD
HURFFVILLE CROSSKEYS RD ± 23,000 VPD
BLACK HORSE PIKE ±47,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MIN DT
POPULATION	7,326	57,605	166,545	82,632
TOTAL EMPLOYEES	4,069	14,311	40,805	24,279
AVERAGE HHI	\$124,855	\$137,313	\$121,149	\$124,955
TOTAL HOUSEHOLDS	2,827	21,011	60,702	29,469



ANTHONY CURCIO | JANE MCGILL

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

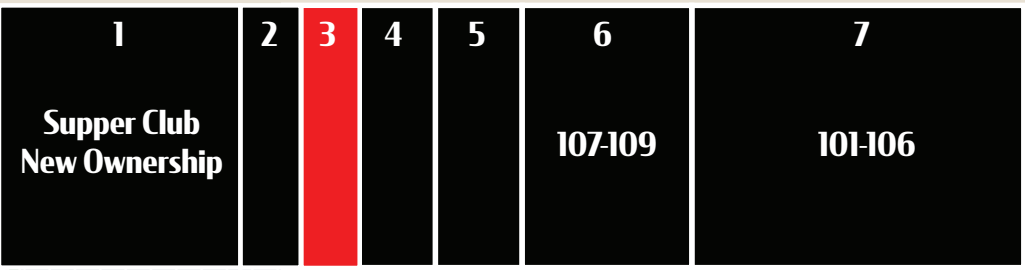


COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN



SUITE	TENANT	SF
1	SUPPER CLUB	5,255
2	ROCK OF REFUGE	1,522
3	AVAILABLE	1,500
4	POPIES VAPE SHOP	1,662
5	EDWARD JONES	1,250
6	BURN BOOT CAM	5,800
7	BERKSHIRE HATHAWAY	10,080
PAD 1	PNC	3,850
PAD 2	AVAILABLE	5,700
CENTER TOTAL		30,719



MARKET OVERVIEW



THE SHOPPES AT CROSS KEYS

LOFT PartyCity Starbucks

LANE BRYANT T Mobile

PLAZA AZTECA TEXAS HOBBY LOBBY

urbanAir BUFFALO WILD WINGS

SITE

CROSS KEYS COMMONS

Walmart DOLLAR TREE

Famous Footwear five BELOW ROSS DRESS FOR LESS

Marshalls SportClips crumbl cookies

GameStop ULTA Bath & Body Works hair cuttery

CROSS KEYS PLACE

OLD NAVY petco

DICK'S SPORTING GOODS Michaels THE HOME DEPOT

Jockey Jeans PANDA EXPRESS

TIRE PLU MONRO

DUNKIN'

ihop SHERWIN WILLIAMS

Wendy's

sam's club

TSC TRACTOR SUPPLY CO

Friendly's

GROCERY OUTLET bargain market

Applebee's GRILL + BAR

NISSAN TOYOTA

BMW ACURA

HYUNDAI

CHEVROLET

HONDA

Ford

Audi

Burlington

Wawa

LOWE'S

xfinity

ALDI

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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PROPERTY
MANAGEMENT



About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

