

# - 1010 - N WHITE HORSE PIKE STRATTFORD, NJ • 08084



**NEARBY  
RETAILERS**

enterprise

Wawa

DUNKIN'



**±1,200 SF  
FOR LEASE**



Anthony Curcio | Tommy Ciccarone, Jr.

For Lease Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# ZONING

The following uses shall be permitted in the C commercial district:

- A. Retail and business uses of and similar to the following:
  1. Groceries, food stores and bakeries.
  2. Drugstores and pharmacies.
  3. Newspaper, periodical, stationery and tobacco stores.
  4. Banks.
  5. Funeral homes.
  6. Restaurants.
  7. Automobile repair and service stations.
  8. Clothing and shoe stores.
  9. Animal hospitals.
  10. Amusements.
  11. Commercial greenhouses and nurseries.
  12. Shopping centers.
  13. Carpet, appliance and furniture sales and related uses.

# PROPERTY OVERVIEW

- Building SF: 1,200 SF
- Frontage: 201 FT
- Acres: .73
- Land SF: 31,999
- Township: Strattford Borough
- Zoning: Commercial
- Utilities: Public
- Parking: 53 spaces
- Vehicles Per Day:
- Pricing: \$5,500.00
- Taxes(s): \$950.00 per month (est)

# PROPERTY HIGHLIGHTS

- Utilities: Electric heat / Mounted AC
- Water: Public
- Sewer: Public
- Signage: Marquee & Building



## DEMOGRAPHICS



### POPULATION

1 MILE- 13,018  
3 MILE- 101,852  
5 MILE- 245,700



### EMPLOYEES

1 MILE- 5,405  
3 MILE- 32,573  
5 MILE- 83,667



### AVERAGE HHI

1 MILE- \$89,085  
3 MILE- \$108,938  
5 MILE- \$124,911



### HOUSEHOLDS

1 MILE- 5,801  
3 MILE- 42,470  
5 MILE- 99,146

## TRAFFIC COUNTS



N WHITE HORSE PIKE - ±32,000 VPD



CARLTON AVE - ±9,000 VPD



WHITE HORSE RD W - ±19,000 VPD



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# MARKET AERIAL



**SITE**

# 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Tommy Ciccarone, Jr.

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## CONTACT US

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## 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.

