

FOR LEASE

12,408 SF
Storefront Retail Space



6814 Tilton Rd
Egg Harbor Township, NJ 08232

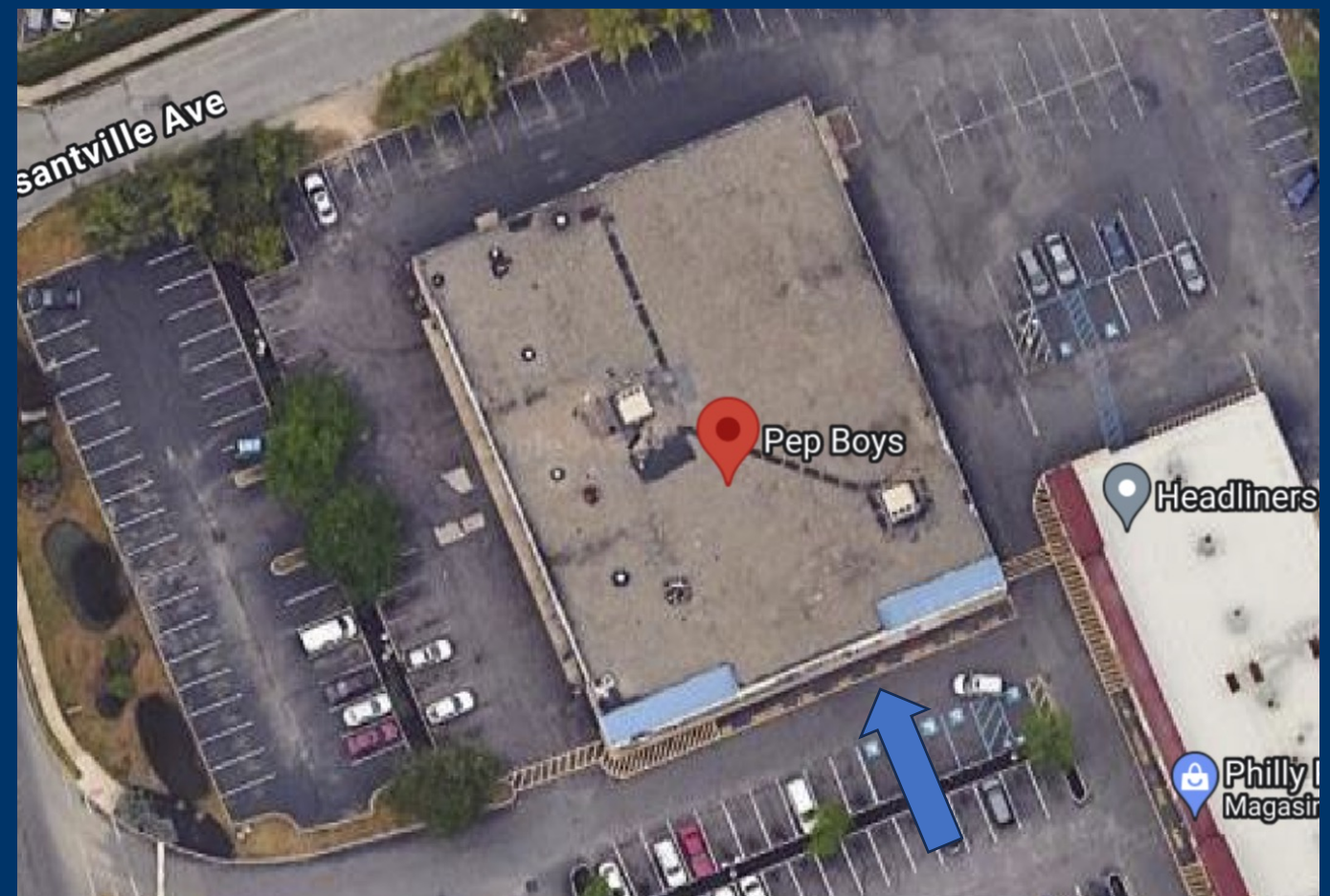
VESTIAN

Bennett WILLIAMS
NEW JERSEY, LLC

6814 Tilton Rd

PROPERTY OVERVIEW

| | |
|-------------------|---|
| Address | 6814 Tilton Rd Egg Harbor Township 08232 |
| Available SF | 12,408 SF Storefront Retail Space |
| Occupied SF | 8,207 SF Auto Service Space |
| Total Building SF | 20,615 SF |
| Year Built | N/A |
| Possession | Immediate |
| Signage | Building & Pylon Signage Unavailable |
| Asking Rate | Contact Broker |
| Comments | <ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 21'• Sprinklered• HVAC throughout |



CONTACT

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Property Overview

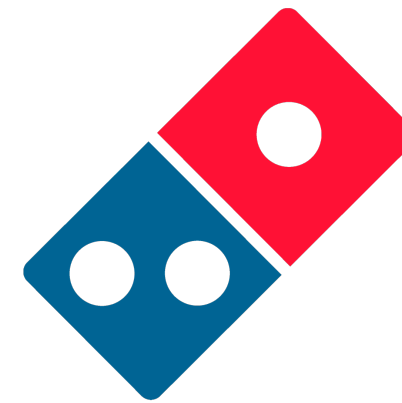
Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers

The Verizon logo, featuring the word "verizon" in a bold, lowercase sans-serif font with a red checkmark above the "i".The Jiffy Lube logo, featuring the word "jiffylube" in a bold, lowercase, red sans-serif font.

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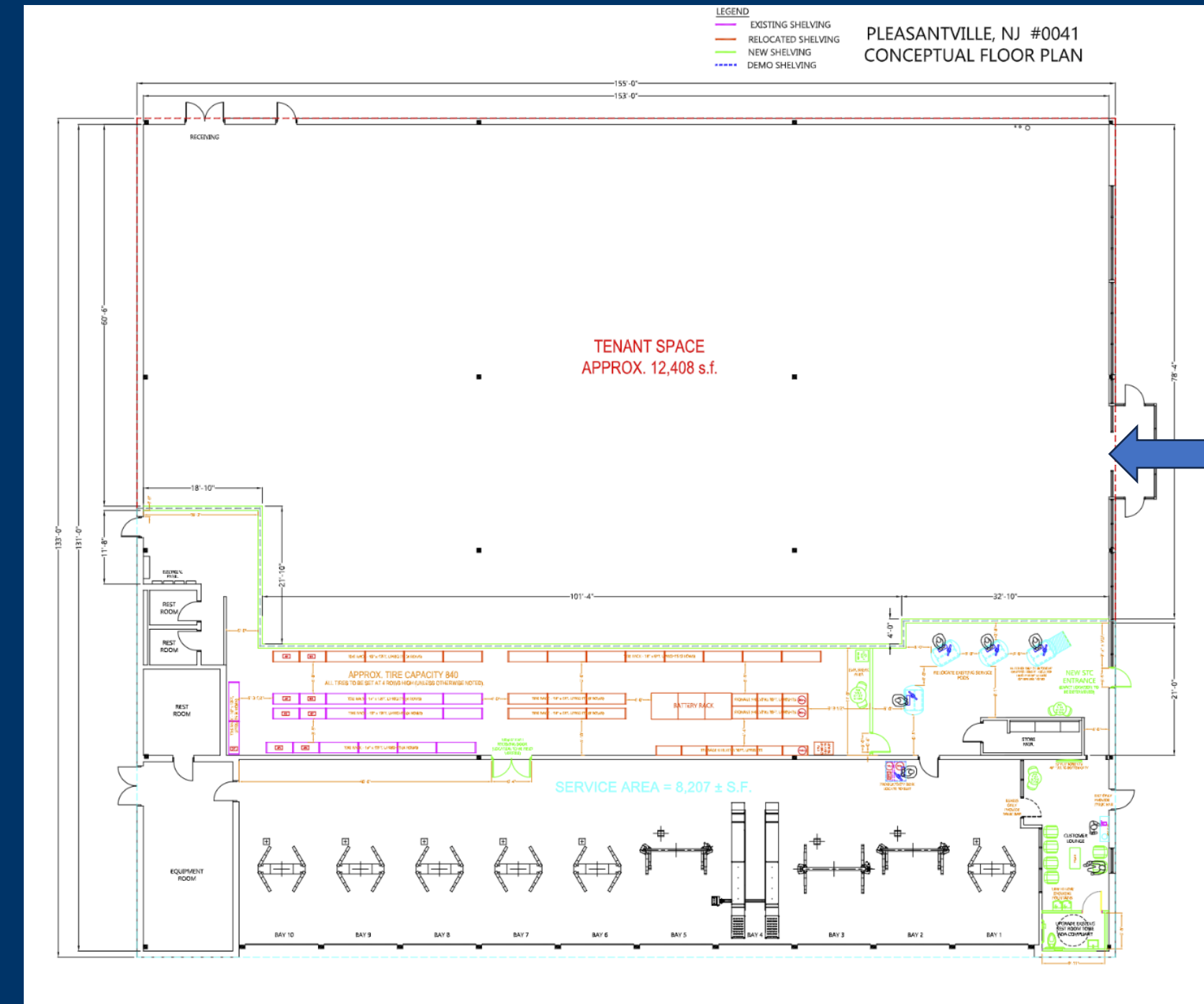
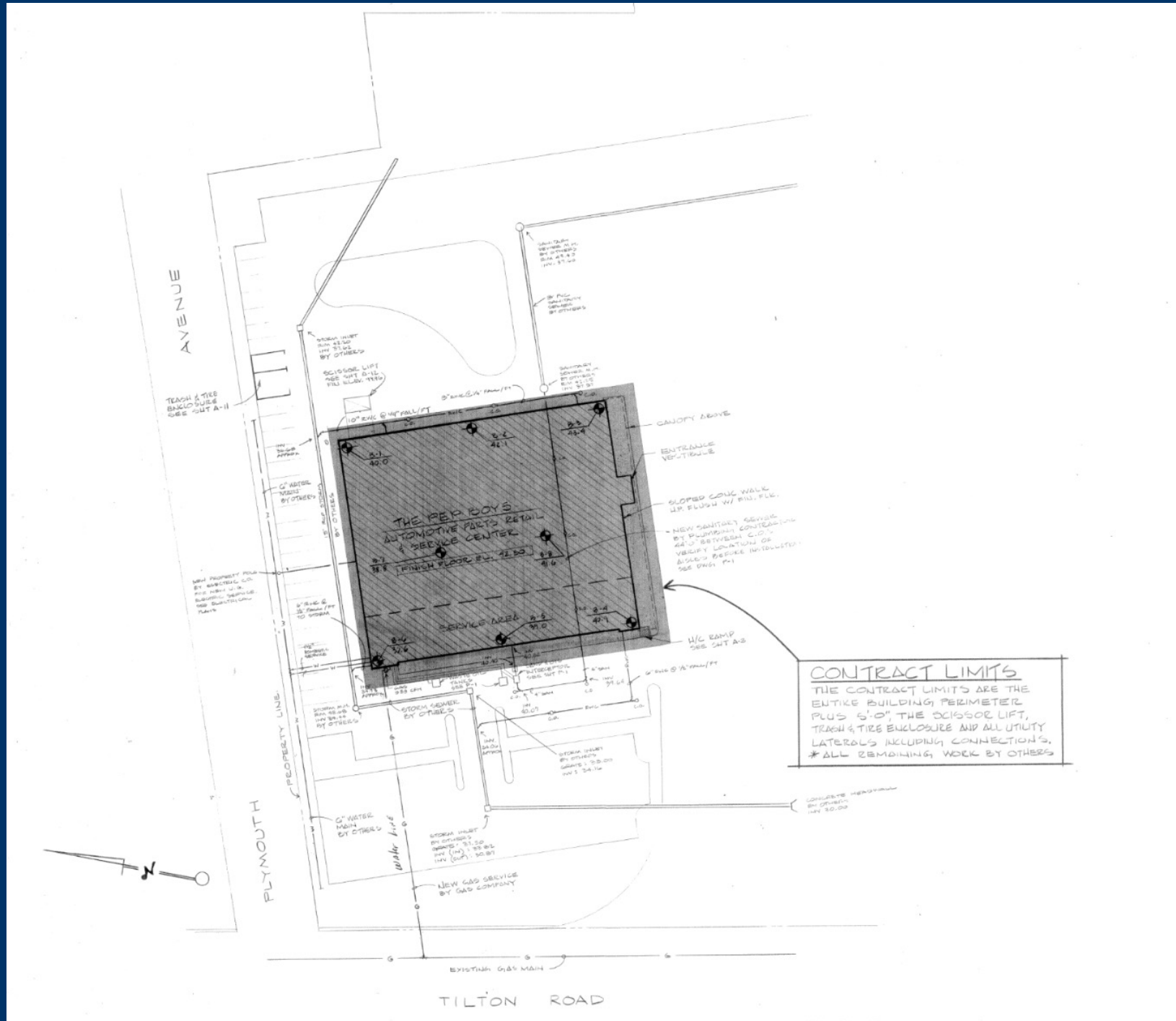
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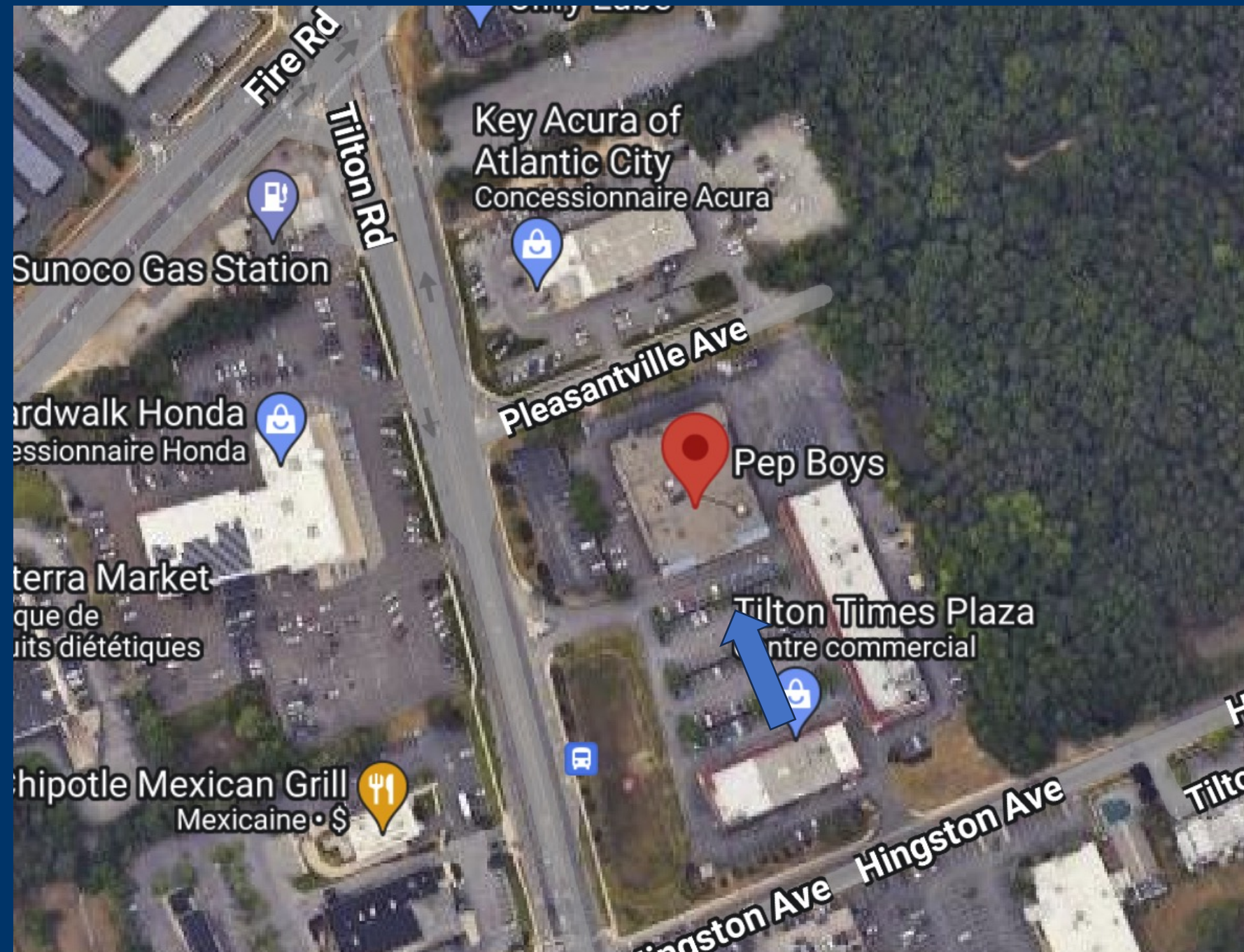
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