

# 505 N MAIN STREET

MANAHAWKIN, NJ | 08050

**Wawa**

**SITE**

±4,950 SF  
**FOR LEASE**

±19,000 VPD



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## PROPERTY OVERVIEW

505 N Main Street is a new construction project along the Route 9 corridor in Manahawkin, NJ with up to 4,950 square feet of leasable space. The site is ideally situated across the street from Wawa with close proximity to Southern Regional School District (2,850 students) and Marine Academy of Technology and Environmental Science (274 students). Nearby National Retailers include Costco, Target, Walmart, Aldi, and Dick's Sporting Goods, just to name a few. This is a great opportunity for a retail, office, medical, and or restaurant user who is looking to join a market with strong demographics.



### POPULATION

3 MILE- 30,574  
5 MILE- 60,928  
7 MILE- 80,186



### EMPLOYEES

3 MILE- 7,843  
5 MILE- 11,340  
7 MILE- 14,914



### AVERAGE HHI

3 MILE- \$134,157  
5 MILE- \$126,974  
7 MILE- \$128,511



### HOUSEHOLDS

3 MILE- 10,542  
5 MILE- 22,255  
7 MILE- 30,360



Blake Shaffer | Brad Rohrbaugh | Chad Stine | Anthony Curcio  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## SITE PLAN



±19,000 VPD



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## MARKET OVERVIEW



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# 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 Park, Suite 205  
State College, PA 16803

### 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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## CONTACT US

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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.

