

# 1025 N PEARL STREET

## BRIDGETON, NJ

### FOR LEASE | 17,470 SF FORMER DOLLAR GENERAL

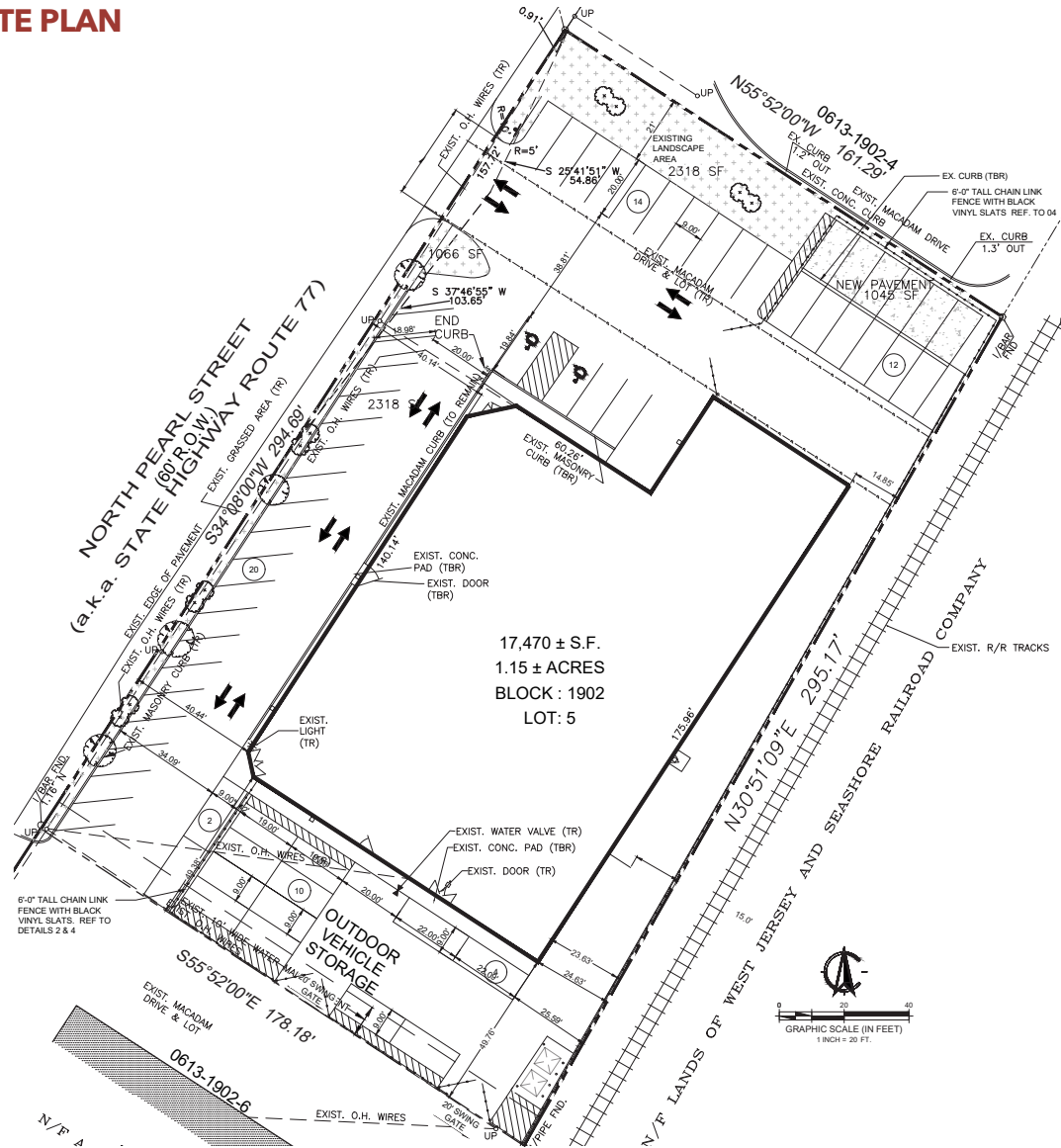
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# 1025 N PEARL STREET BRIDGETON, NJ

## SITE PLAN



## SITE INFORMATION

### SIZE

17,470 SF

### LOT SIZE

1.15 AC

### FRONTAGE

245 FT on N Pearl Street (RT 77)

### CEILING HEIGHT

15 FT slab-to-slab

### GROSS RENT

Call for Quote

### TAXES

\$25,257

### PARKING

37 spaces

### TRAFFIC COUNTS

13,148 VPD on N Pearl Ave

### NOTES

- Formerly Dollar General
- Space can be demised
- Pylon signage

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**MARKET AERIAL**



For more information, please contact our exclusive brokers:

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|  <b>DEMOGRAPHICS</b> | 1 MILE   | 3 MILE   | 5 MILE    |
|-----------------------------------------------------------------------------------------------------------|----------|----------|-----------|
| POPULATION                                                                                                | 66,197   | 411,311  | 788,275   |
| AVERAGE HHI                                                                                               | \$89,067 | \$99,645 | \$113,542 |
| HOUSEHOLDS                                                                                                | 23,920   | 158,492  | 298,404   |



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