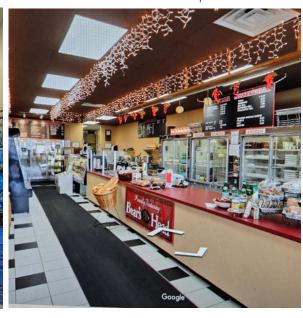
# 2,400 SF Former Italian Market For Lease

673 Cross Keys Road, Sicklerville, NJ 08081









#### **PROPERTY SUMMARY**

The Crossings at Twin Oaks is a premier retail center strategically located along the high-traffic Berlin Cross Keys Road corridor. This well-established shopping destination offers excellent visibility, convenient access, and a strong mix of national and local tenants.

### **PROPERTY HIGHLIGHTS**

- Highly trafficked Berlin-Cross Keys Rd (30,144 VPD)
- Busy Center with great array of tenants
- Ample on site parking and multiple points of ingress/egress
- Minutes from Route 42, Atlantic City Expressway, and major regional highways

### **SPACE HIGHLIGHTS**

- 2,400 SF Former Italian Market space available for lease
- Includes specialized outfitting for a full-service deli/Italian market — walk-in coolers and freezers, prep and prep room infrastructure, deli counters, cooking and refrigeration equipment available for sale.
- Previous owner prepared daily-made pasta, fresh mozzarella, sauces & deli meats. It's a space tailored for food production and retail.

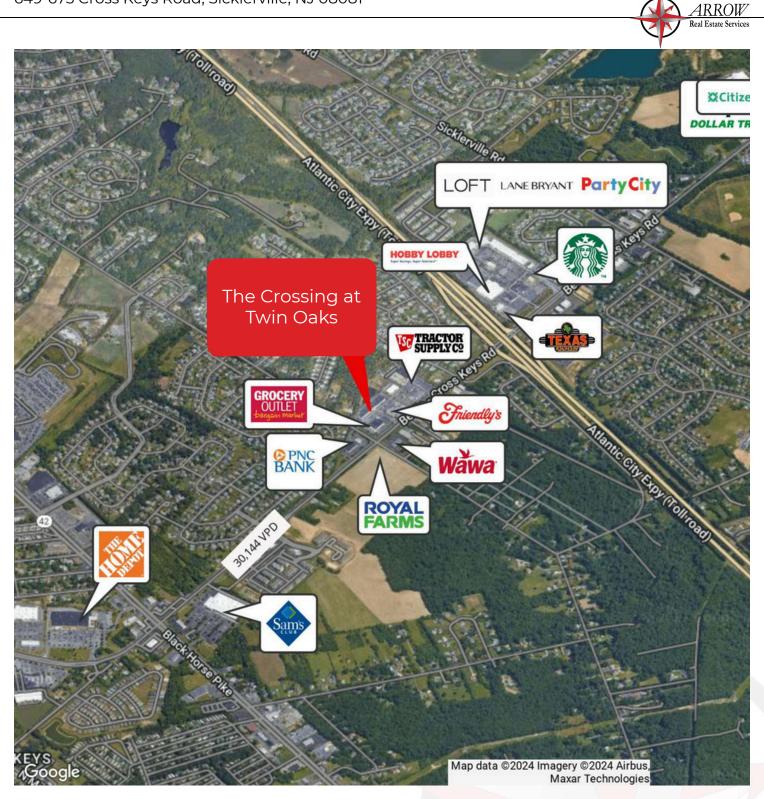
#### **DEMOGRAPHICS**

|                 | 1 MILE    | 3 MILES                 | 5 MILES   |
|-----------------|-----------|-------------------------|-----------|
| Population      | 7,000     | 63,7 <mark>49</mark>    | 140,092   |
| Average HHI     | \$156,328 | \$122 <mark>,706</mark> | \$123,286 |
| Employees Total | 1,781     | 12,740                  | 27,440    |
| Businesses      | 240       | 1,919                   | 3,643     |



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