

## Spaces For Lease in Prime Strip Center

649-675 Cross Keys Road, Sicklerville, NJ 08081



### OFFERING SUMMARY

|                  |                        |                 |        |
|------------------|------------------------|-----------------|--------|
| Available Units: | Unit #11               | ±1,602 SF       | Retail |
|                  | Unit #12               | ±2,000 SF       | Retail |
|                  | Unit #13               | ±2,736 SF       | Retail |
|                  | Suite #2               | ±1,000-1,600 SF | Office |
| Lease Rate:      | Available Upon Request |                 |        |
| Year Built:      | 2008                   |                 |        |
| Building Size:   | ±34,000                |                 |        |

### DEMOGRAPHICS

|                 | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------|-----------|-----------|-----------|
| Population      | 7,000     | 63,749    | 140,092   |
| Average HHI     | \$156,328 | \$122,706 | \$123,286 |
| Employees Total | 1,781     | 12,740    | 27,440    |
| Businesses      | 240       | 1,919     | 3,643     |

### 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



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
610.400.3018 | ArrowRealEstateServices.com

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### Unit #11 - 1,602 SF Vanilla Box



### Unit #12 - 2,000 SF Previous Retail Space



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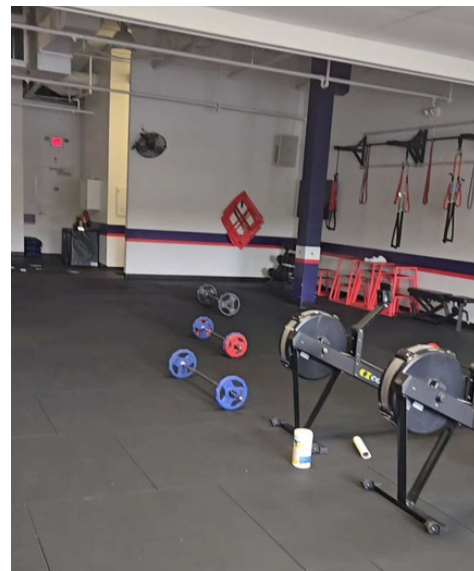
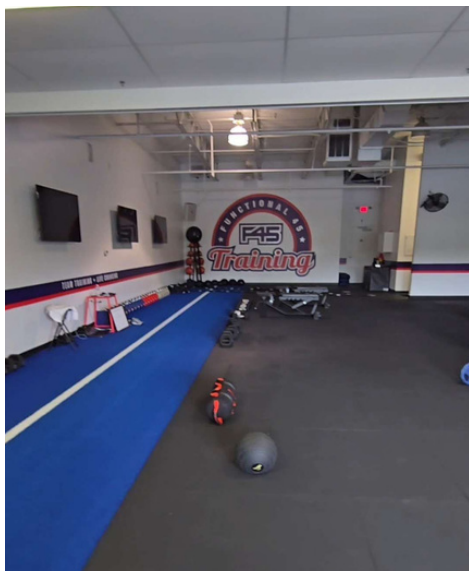
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### Unit # 13 - 2,736 SF Previous Fitness Space



### Suite 2 - 1,600 SF Office Space ( $\pm 1,000$ SF front office AND $\pm 600$ SF back office)

This space is available as just the front office space ( $\pm 1,000$ ) or the full space ( $\pm 1,600$ )



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