

±3,000 SF Commercial Building For Lease

2 Carroll Ave, Pennsville, NJ 08070



LOCATION OVERVIEW

Strategically located in Pennsville with convenient access to Route 49, I-295, the New Jersey Turnpike and Delaware Memorial Bridge.

PROPERTY HIGHLIGHTS

- ±3,000 SF freestanding commercial building available for lease - Prior use was Wawa
- No retail use restrictions
- Flexible layout suitable for a variety of commercial uses. All counters, refrigerated cases etc. are intact and able to be used
- Situated on ±0.57 acres
- Ample on-site parking
- Established Pennsville commercial location

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,289	13,184	39,481
Average HHI	\$97,5381	\$105,057	\$102,965
Employees Total	920	3,034	24,145
Businesses	116	366	1,748



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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Former Wawa for Lease in Pennsville

2,244 SF Commercial Building For Lease

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