



RETAIL STORES FOR LEASE

HOLLYEDGE SHOPPES 1649 ROUTE 38 WEST | MOUNT HOLLY | NJ



Contact Us

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Building Features	
Location	HollyEdge Shoppes 1649 Route 38 West Mount Holly, NJ
Size/SF Available	+/- 2,100 sf - Store #1 (Available Immediately)
Asking Lease Rate	\$14.00/sf NNN
Parking	Abundant parking on site
Occupancy	Available for immediate possession
Signage	Pylon and store signage available
Area Description	Located on Route 38 in Mount Holly, NJ. Mount Holly is a fast growing community and within an Urban Enterprise Zone (UEZ)
Property Description	Well established successful retail shopping center with a great visibility and signage on busy Route 38. Very aggressive rental rate and low operating expenses.

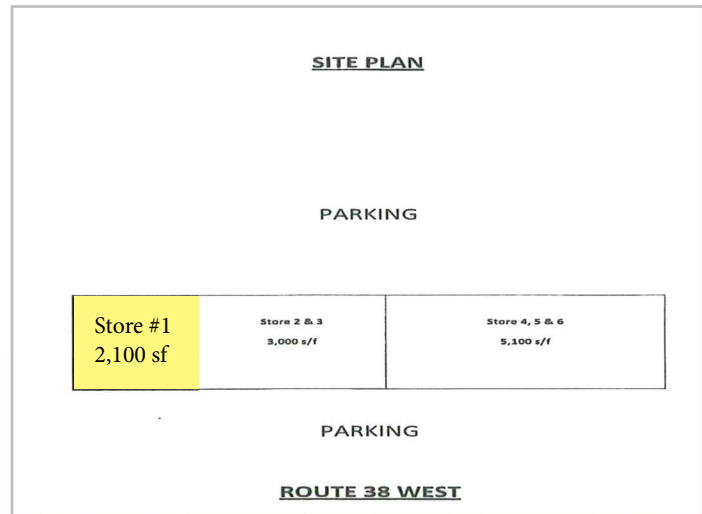
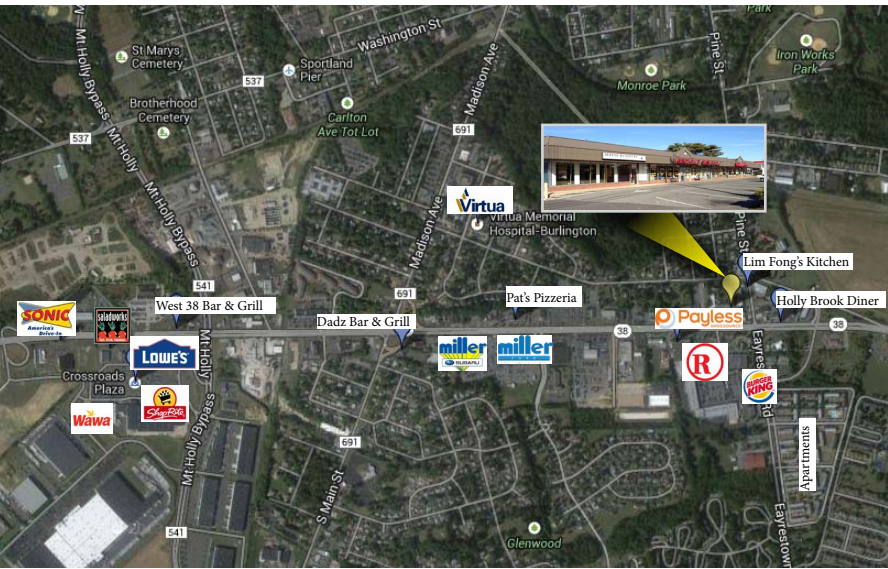
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Building Successful Relationships



Urban Enterprise Zone (UEZ)

As an Urban Enterprise Zone (UEZ) community, Mount Holly offers tremendous tax advantages and assistance programs for businesses of all sizes and stages of development. With attractive demographics, affordable housing and buildings, beautiful landscapes, and temperate climate - Mount Holly is a great setting for any business.

Qualified businesses have the opportunity to be part of our Urban Enterprise Zone (UEZ) Program. Program incentives include certain tax exemptions and reductions - including 100% sales tax exemption for specified material and tangible personal property; corporate tax credits; and subsidized unemployment insurance costs. Loan programs and grant programs to assist your business in a wide variety of ways.



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	9,698	37,345	62,284
Household	3,660	13,560	23,490
Median HH Income	\$55,659	\$72,700	\$76,731
Avg HH Income	\$71,890	\$87,177	\$90,957
Traffic Count	36,792 (Route 38 & Maple Grove Road)		

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