

GATEWAY PLAZA

1000 GATEWAY BOULEVARD ■ WEST DEPTFORD ■ NJ



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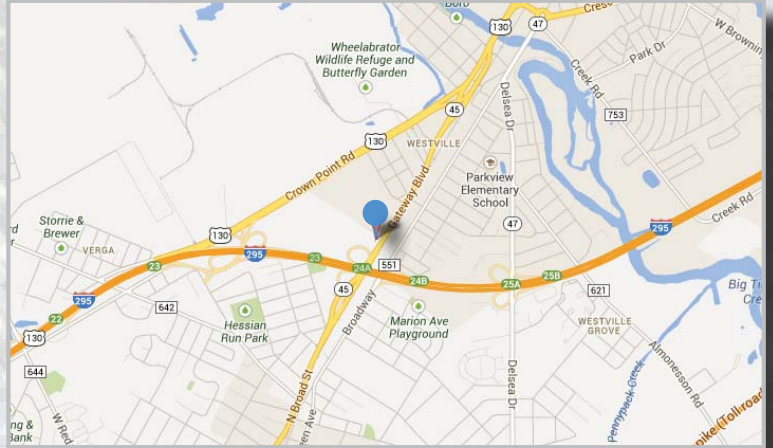
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Building Features

Location	Gateway Plaza 1000 Gateway Boulevard West Deptford, NJ
SF Available Lease SF Available Sale Lot Size	1,600-8,000 SF Approximately 20,496 SF +/- 1.27 acres
Asking Lease Price Asking Sale Price	\$12.00 NNN \$719,000
Parking	31 spaces available
Taxes	\$33,374.70 (2013)
Signage	Pylon and store signage available
Area Description	<ul style="list-style-type: none"> Located in West Deptford on the corner of Cornell Lane and Gateway Boulevard with direct and easy access to I-295. West Deptford is strategically located along I-295 corridor and almost half way between New York and Washington DC, and approximately 20 minutes to Center City Philadelphia. West Deptford is home to many leading companies such as NuStar, Albert Tire, Johnson Matthey and Checkpoint Systems and renowned for it's skilled labor pool, business friendly environment.
Property Description	<ul style="list-style-type: none"> The subject property is an approximately 20,496 +/- sf neighborhood strip shopping center. Anchored by Family Dollar which occupies approximately 12,000 +/- sf. Vacancies range from 1,600 sf to 8,000 +/- sf allowing for a tremendous upside potential.

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Family Dollar Profile

- ▶ Founded in 1959, Family Dollar (NYSE: FDO) operates approximately 7,400 general merchandise discount stores in 45 states and DC.
- ▶ Family Dollar reported total net sales of \$9.33 billion for fiscal 2012.
- ▶ Family Dollar has a long term lease for approximately 12,000 sf in Gateway Plaza.

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	9,566	71,379	279,600
Household	3,794	28,405	111,400
Median HH Income	\$51,987	\$52,711	\$44,657
Avg HH Income	\$64,760	\$67,940	\$60,618

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