PRIME RETAIL DEVELOPMENT

THE AVERY PLAZA | WILLINGBORO | NJ

Route 130 & Pennypacker Drive

Wolf Commercial Real Estate
www.wolfcre.com
Avery Plaza

Development Features

Location
Avery Plaza
Route 130 & Pennypacker Drive
Willingboro, NJ

Availabilities

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant/Pad</td>
<td>4,500 sf</td>
</tr>
<tr>
<td>FF Pad 1</td>
<td>2,542 sf</td>
</tr>
<tr>
<td>FF Pad 2</td>
<td>2,542 sf</td>
</tr>
<tr>
<td>Retail 1</td>
<td>Divisible to 1,200 sf</td>
</tr>
<tr>
<td>Retail 2</td>
<td>Divisible to 1,200 sf</td>
</tr>
<tr>
<td>Daycare/Office</td>
<td>9,800 sf</td>
</tr>
</tbody>
</table>

Features

Join the new state of the art contemporary retail development adjacent to The Avery Apartments. The Avery Apartments is comprised of 450 residential units in Willingboro, NJ., developed by Robert Weiss, President of Weiss Properties.

Willingboro is in the midst of a community and economic renaissance. Since the late 1990s, Willingboro has been successful in encouraging development and developing relationships with various businesses and is on its way to another chapter in its rich and complex history.

Avery Plaza presents a great opportunity for national and private retailers, dining and other establishments. Come join a new vibrant community that offers great visibility immediate access to a vibrant residential community.

Weiss Properties is interested in the following retailers/uses: Gas, convenience, fine and/or casual dining, fast food, beauty/hair/nail salons, general merchandise stores, food markets, daycare, and many other users.

Liquor license is also available.

Traffic Count
43,026 ADT

Demographic Summary

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>6,602</td>
<td>42,573</td>
<td>137,733</td>
</tr>
<tr>
<td>Household</td>
<td>2,250</td>
<td>15,589</td>
<td>52,985</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$100,165</td>
<td>$75,221</td>
<td>$70,061</td>
</tr>
<tr>
<td>Avg HH Income</td>
<td>$122,218</td>
<td>$99,899</td>
<td>$70,061</td>
</tr>
</tbody>
</table>

Contact Us

Jason M. Wolf
Managing Principal
D 856 857 6301
jason.wolf@wolfcre.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
Available:

Restaurant /Pad  4,500 sf
FF Pad 1         2,542 sf
FF Pad 2         2,542 sf
Retail 1         Divisible to 1,200 sf
Retail 2         Divisible to 1,200 sf
Daycare/Office  9,800 sf

Total Parking   357 Spaces

Liquor License Available

Totaling 23,658 sf
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.