



PREMIER BERLIN RETAIL SPACE FOR LEASE



2 ROUTE 73 | BERLIN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

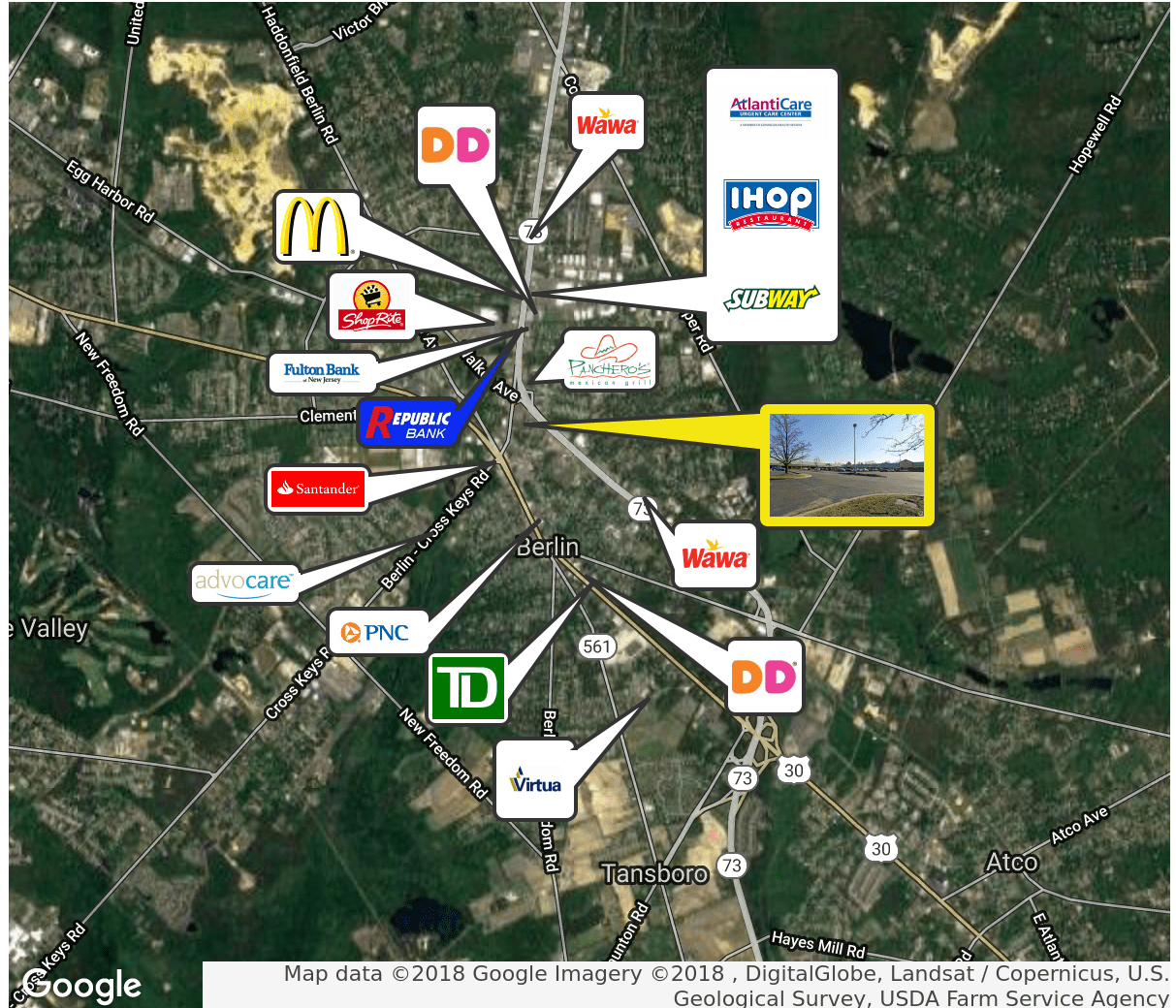


PROPERTY DESCRIPTION

Location	Bloom Circle Shopping Center 2 Route 73, Berlin, NJ 08009
Size / SF Available	+/- 1,200 - 4,800 SF Inline +/- 4,500 Free Standing (Former McDonalds)
Lease Price	\$13.00/SF (NNN)
Signage	Excellent signage opportunity. Building and pylon signage available
Property / Area Description	<ul style="list-style-type: none"> Premier retail in-line location and pad site opportunity available on Route 73 within the Berlin Business District Anchored by Family Dollar Convenient access to Route 73, I-295, AC Expressway and The New Jersey Turnpike Abundant parking Location is surrounded by some of the region's most prestigious retail, health care providers and professional office users Well maintained and landscaped property Local ownership & management

Contact Us

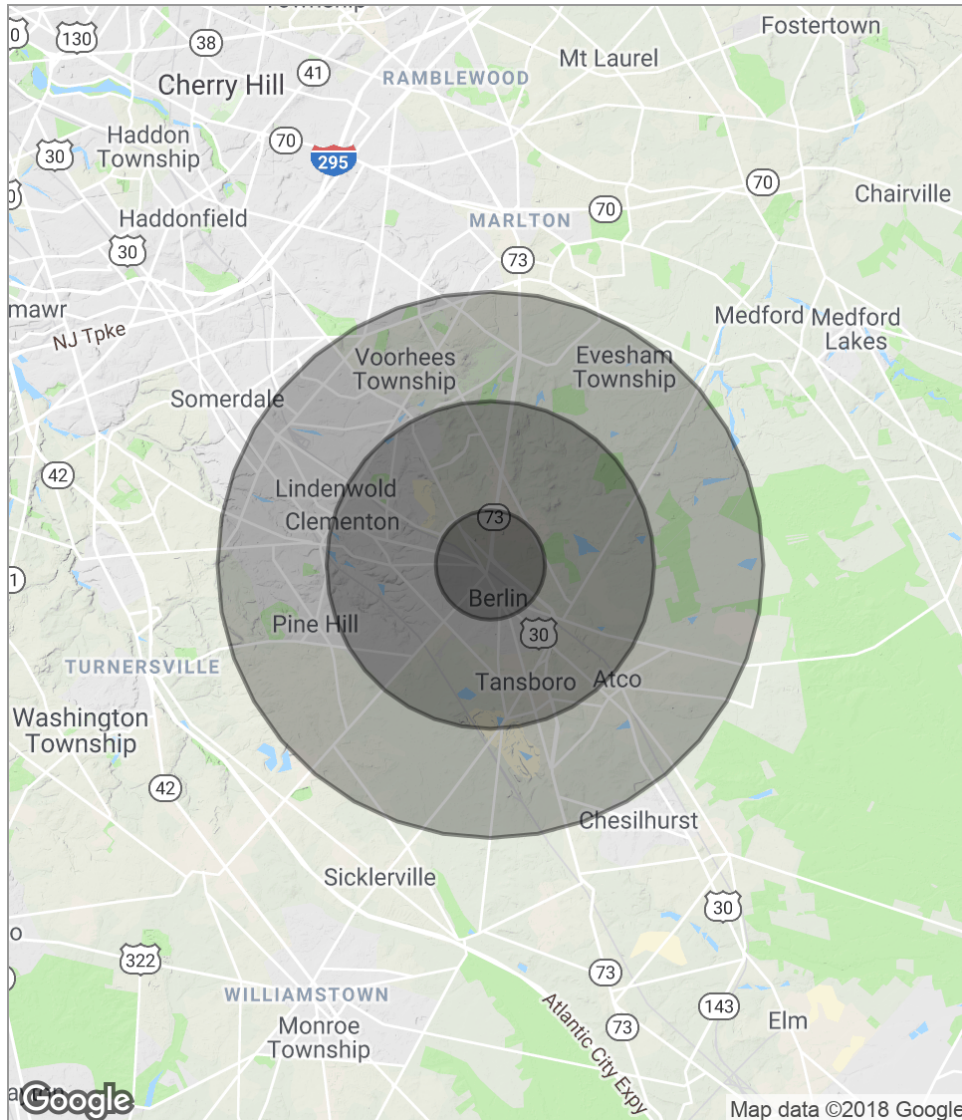
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,809	41,286	116,665
Median age	41.0	39.0	38.9
Median age (male)	38.8	37.5	37.1
Median age (Female)	42.9	40.5	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,182	14,754	42,392
# of persons per HH	2.7	2.8	2.8
Average HH income	\$79,069	\$93,658	\$90,848
Average house value		\$426,994	\$336,914

** Demographic data derived from 2010 US Census*

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