

BERLIN PLAZA

175 Route 73 | West Berlin, NJ



PROMINENT RETAIL CENTER FOR LEASE

THREE +/- 1,600 SF UNITS

+/- 1.62 acres




PROPERTY FEATURES

- Lease Price: Call for information
- Ideal for retailers, restaurants, medical office users
- Direct frontage from Route 73 (+/- 30,000 VPD)
- Storefront and monument signage available
- Ample parking
- Close proximity to Route 30, AC Expressway, I-295 and NJ Turnpike
- Situated near major national retailers like Walmart, Lowe's and McDonald's
- Full access to both directions of Route 73 via nearby jug handle infrastructure

LEASING PLAN

TAUNTON AVE

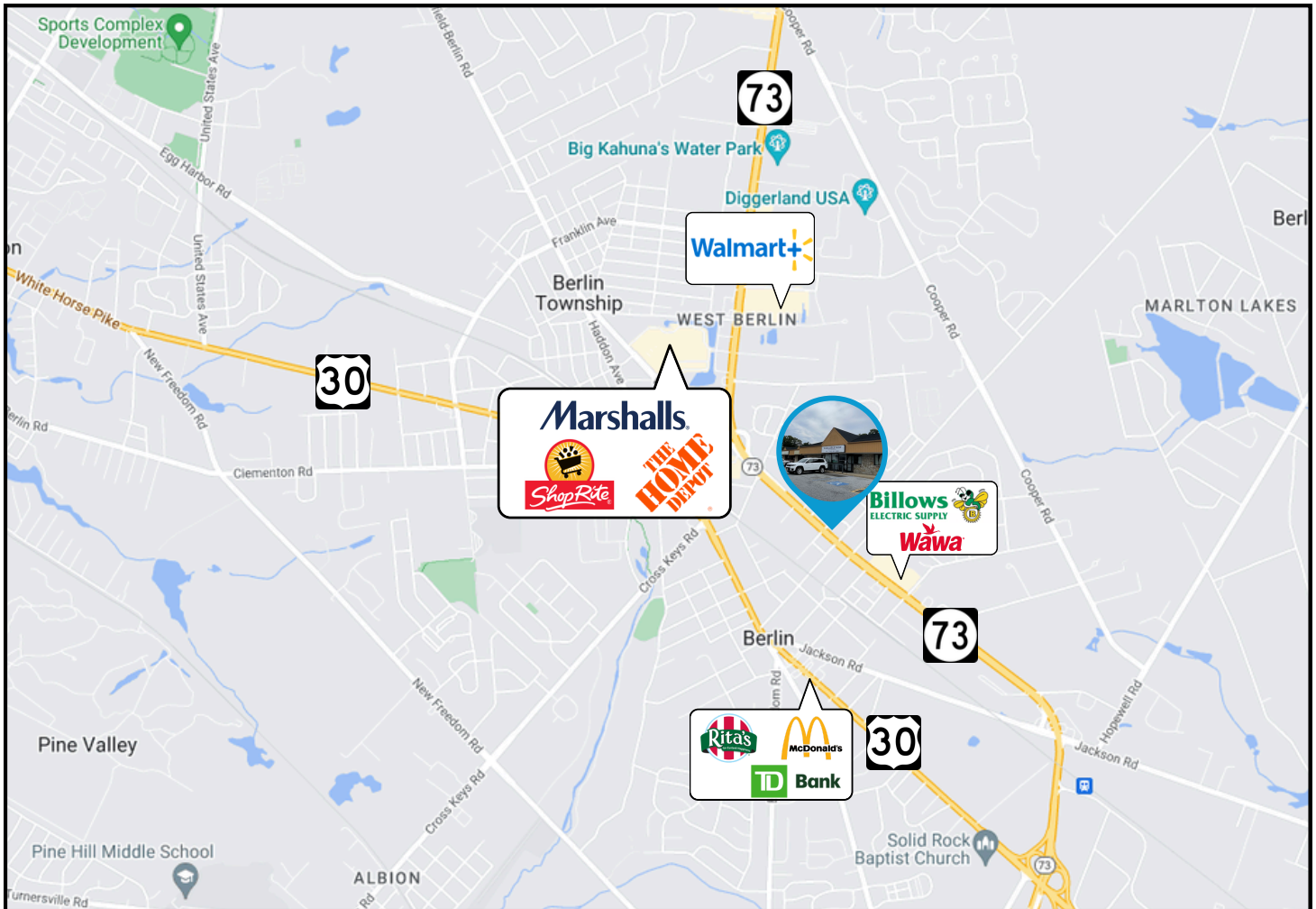
Fat Tomato Italian Restaurant		Check Cashing coming soon	OSAKA Japanese Restaurant	1,600 Sq. Ft	Dance Fusion	1,600 Sq. Ft	1,600 Sq. Ft	Berlin Conv. Mart
-------------------------------------	---	------------------------------------	---------------------------------	-----------------	-----------------	-----------------	-----------------	----------------------

ROUTE 73



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.

LOCAL MAP & DEMOGRAPHICS



MAJOR ROADWAYS & HIGHWAY ACCESS

ROUTE 73:	Direct Frontage
ROUTE 30:	1 miles
AC EXPRESSWAY:	3.5 miles
I-295:	13 miles
NJ TURNPIKE:	16 miles

Berlin Plaza offers prime frontage along Route 73 with traffic counts of approximately 30,000 vehicles per day, delivering exceptional visibility and exposure. Strategically located near Route 30 and the Atlantic City Expressway, captures consistent commuter traffic traveling to and from the Jersey Shore. Full directional access via nearby jughandle infrastructure further enhances ease of ingress and egress, positioning the site for strong consumer accessibility.

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.