

# PREMIER RETAIL INVESTMENT



+/- 9,040 SF SITUATED ON 5.91 ACRES

399 East Broad Street, Bridgeton, NJ

New 5 Year Lease with Two (2) Additional 5 Year Renewal Options

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## 399 East Broad Street, Bridgeton, NJ



**9,040 SF Single Story Building**



**Situated on 5.91 Acres**



**Call for Information**



**National Tenant: Dollar Tree**



**Cap Rate: 8.47%**



**New 5 Yr Lease + (2) 5 Yr Renewals Options**

Wolf Commercial Real Estate (WCRE | CORFAC International) has been appointed the exclusive agent to market and sell 399 Broad Street in Bridgeton, New Jersey, a prime retail investment opportunity featuring a freestanding, newly constructed Dollar Tree property. The national credit tenant recently extended their lease with a new 5-year term, including two (2) additional 5-year renewal options, reaffirming their long-term commitment to this location.

Strategically positioned at a signalized intersection along heavily traveled East Broad Street, the property benefits from an average daily traffic count of  $\pm 15,000$  vehicles. Offered at a compelling 8.47% cap rate, this asset provides investors with stable, in-place cash flow backed by a creditworthy tenant in a modern, low-maintenance building.

## Aerial Overview



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.



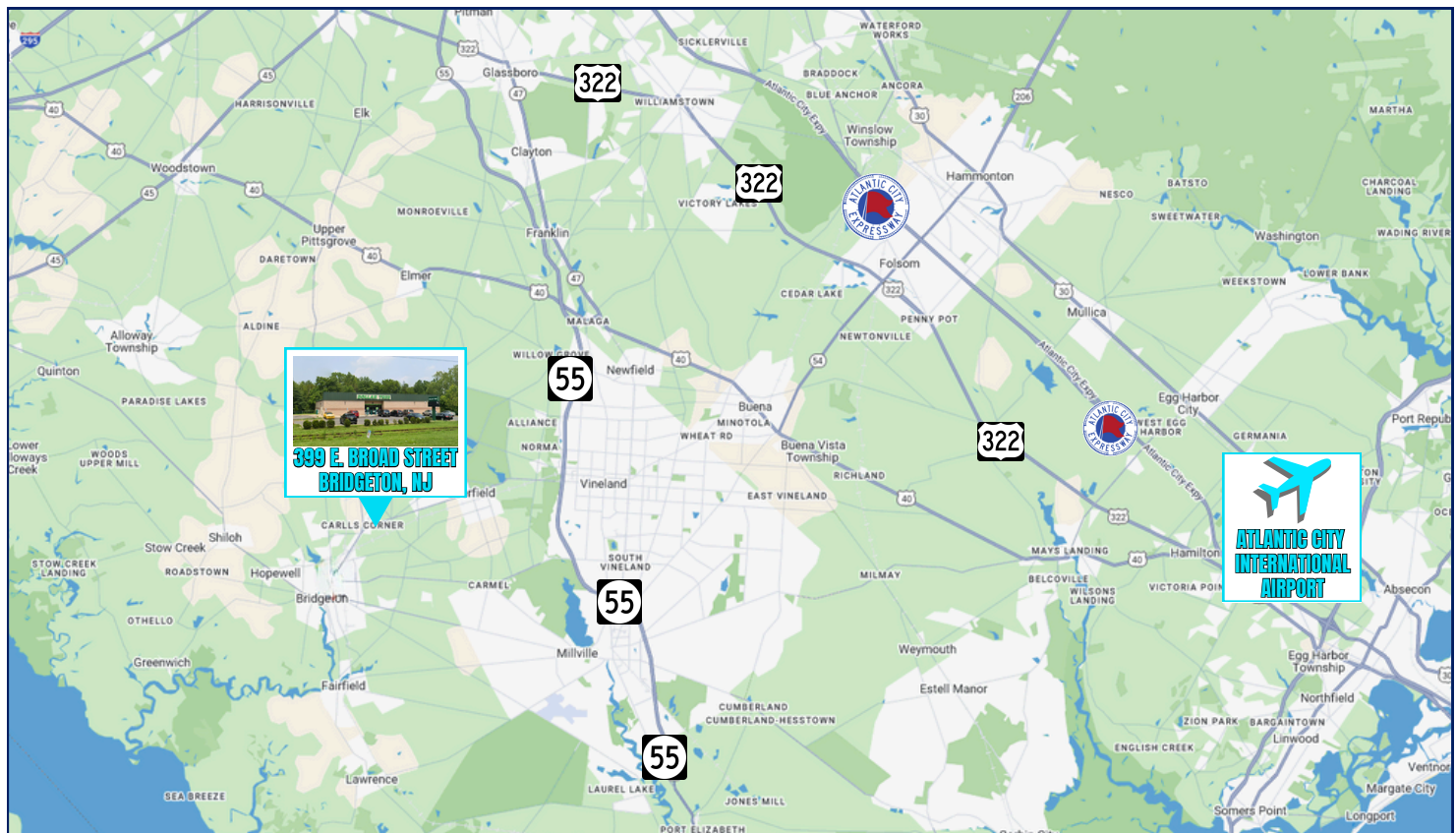
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## 399 East Broad Street, Bridgeton, NJ

Bridgeton, New Jersey, located in Cumberland County, is a key part of the South Jersey market, offering strategic proximity to major metropolitan areas including Philadelphia, Wilmington, and Atlantic City. The city serves as a commercial, governmental, and healthcare hub for the region, housing county offices, regional medical centers, and a diverse mix of retail and service businesses. The area benefits from access to major regional roadways and port-related industries, while offering a steady demand for value-driven retail options like Dollar Tree.

## Demographics



### Restaurants

- McDonald's
- Wawa
- Dunkin' Donuts
- Wendy's
- Taco Bell
- KFC



### Healthcare

- Rite Aid
- Health Care Pharmacy
- Walgreens
- Inspira
- Complete Care
- Bridgeton Medical



### Retailers

- Walmart
- Aldi
- ShopRite
- Ollie's Bargain Outlet
- Hair Cuttery
- Verizon



### Metro Distances

Philadelphia: 42 miles  
Atlantic City: 46 miles  
Wilmington: 36 miles

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