

PREMIER RETAIL INVESTMENT



+/- 9,040 SITUATED ON 5.91 ACRES

399 East Broad Street
Bridgeton, NJ

Eric Flocco
Executive VP
609.790.6940
eric.flocco@wolfcre.com



Wolf Commercial Real Estate
www.wolfcre.com

NEW JERSEY | PENNSYLVANIA | NEW YORK

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%

Wolf Commercial Real Estate "WCRE | CORFAC International" has been appointed exclusive agent to market and sell 399 Broad Street in Bridgeton, New Jersey - a prime retail investment opportunity featuring a freestanding newly constructed property leased to national credit tenant Dollar Tree, who recently extended their lease and reaffirmed their long-term commitment to this location.

The building is strategically positioned at a signalized intersection along heavily traveled East Broad Street with an average daily traffic count of +/-15,000 vehicles. This property is offered at a compelling 8.47% cap rate, providing investors with stable, in-place cash flow backed by a proven, creditworthy tenant in a modern, low maintenance building.

Aerial Overview

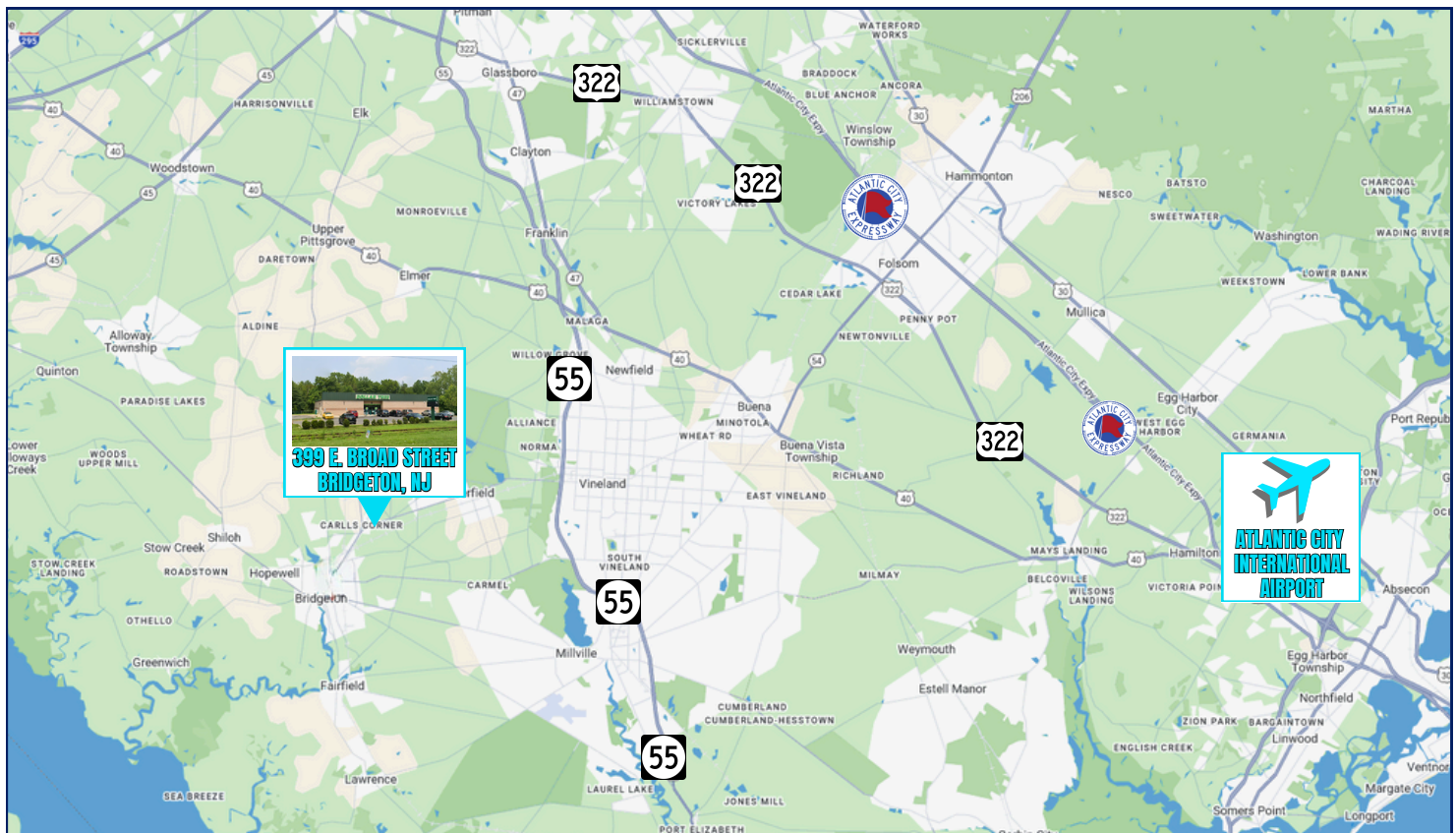


The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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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