

HILLCREST PLAZA

421 Route 73 | Berlin, NJ



PROMINENT RETAIL CENTER FOR LEASE

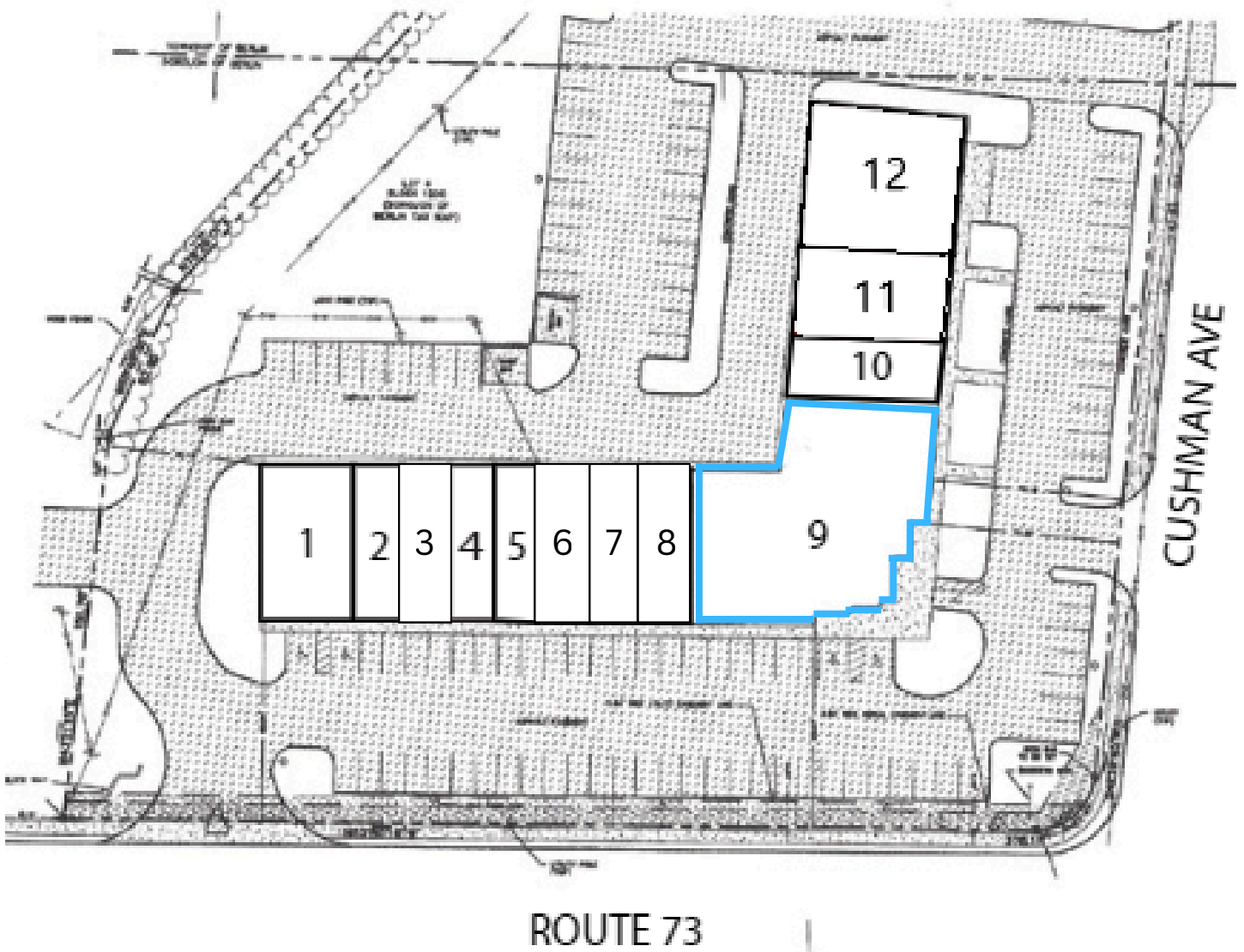
SUITE 9: +/- 4,500 SF

PROPERTY FEATURES

- Lease Price: Call for information
- Ideal for retail, restaurant, or office users
- Direct frontage from Route 73 (+/-35,000 VPD)
- Full access to both directions of Route 73 via nearby jug handle infrastructure
- Storefront and monument signage available
- Close proximity to Route 30, AC Expressway, I-295 and NJ Turnpike
- Situated near major national retailers like Walmart, Lowe's and McDonald's






SITE PLAN



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



	 MEDIAN HOUSEHOLD INCOME	 POPULATION	 HOUSEHOLDS
1 MILE	\$93,370	5,271	1,941
3 MILES	\$127,143	36,934	13,114
5 MILES	\$115,427	108,651	40,093

MAJOR ROADWAYS & HIGHWAY ACCESS

- ROUTE 73:** Direct Frontage
- ROUTE 30:** .5 miles
- AC EXPRESSWAY:** 3.5 miles
- I-295:** 12 miles
- NJ TURNPIKE:** 15 miles

Hillcrest Plaza offers prime frontage along Route 73 with traffic counts of approximately 35,000 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.

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