

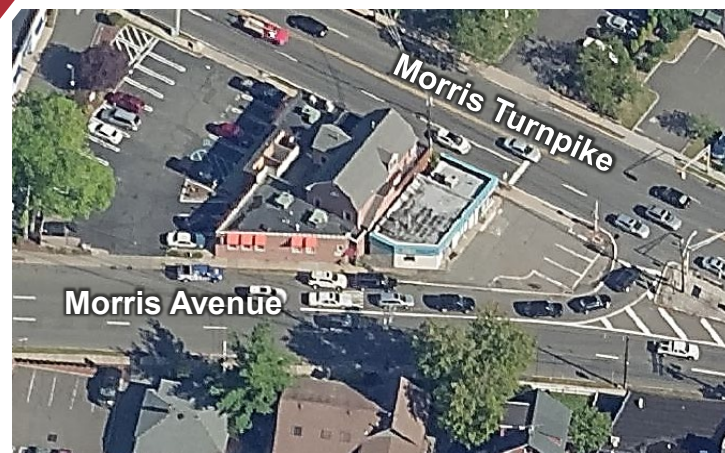


631 Morris Turnpike

Springfield, New Jersey

Property Features

- ±1,200 sq. ft. retail building for sale or lease
- Featuring 300 sq. ft. of office space and 1 drive-in bay
- Paved parking area for 5 cars and dual points of access
- Situated at the signalized intersection of Morris Avenue and Morris Turnpike
- Excellent visibility along busy commuter/retail corridor
- Easy access to Route 24 and Interstate 78
- Situated in densely populated area with strong demographics and high daytime population
- Area retailers include Dunkin'/Baskin Robbins, Wawa, Panera Bread, Shop-Rite, Massage Envy, Walgreens, Chipotle, Bed Bath & Beyond, Chase Bank, Harmons, Wendy's, AT&T, and Mavis Tire
- Call for sale or lease price information



For further information
please contact Exclusive Broker:

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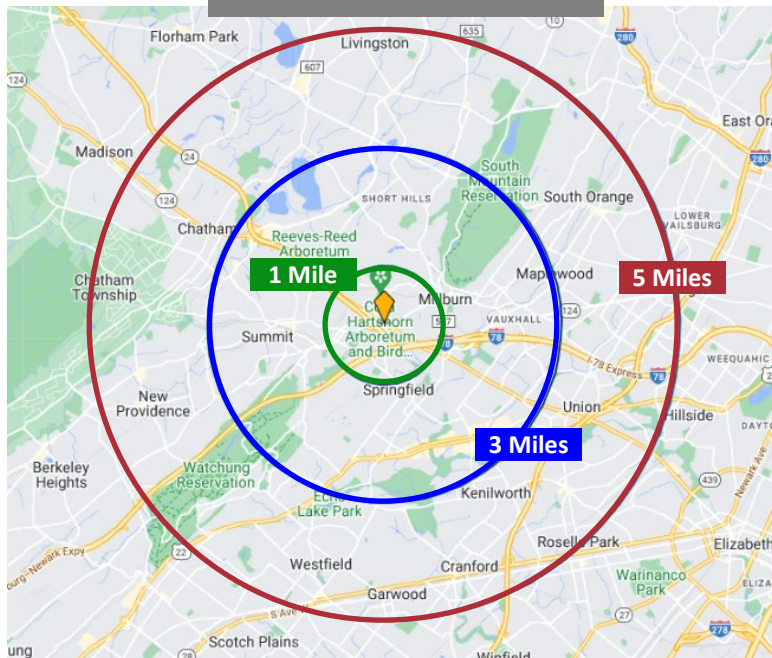
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FOR SALE OR LEASE
RETAIL BUILDING
 Corner Lot \ High Traffic Location

Radius Map



Area Demographics



| | | | |
|------------|---------|---------|-----------|
| 1 Mile | 13,813 | 5,436 | \$153,93 |
| 3 Miles | 89,976 | 32,586 | \$163,314 |
| 5 Miles | 328,785 | 163,314 | \$146,521 |
| 14,859 VPD | | | |

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