

Harbor Place Shopping Center

Sewell, Washington Township New Jersey



Leasing Information Package



Harbor Place is a 35,000 square foot shopping center ideally located in Washington Township at the intersection of Egg Harbor Road and Hurfville Grenloch Roads in Sewell, New Jersey. This is one of the most desirable retail locations in Gloucester County, NJ. The property's location and competitive price per square foot creates very solid opportunity for aggressive entrepreneurs. We have already received full and final approvals to construct a 30,750 square foot expansion to this Shopping Center and space is going quickly. As part of this expansion we will be adding a new entrance into the plaza which we will be constructing at the intersection of Hurfville Crosskeys Road and Salina Road.

- Competitive price per square foot
- Excellent location
- Prestigious Washington Township
- Strong Demographics

**Harbor Place Shopping Center
Sewell, Washington Township New Jersey**



Location Overview

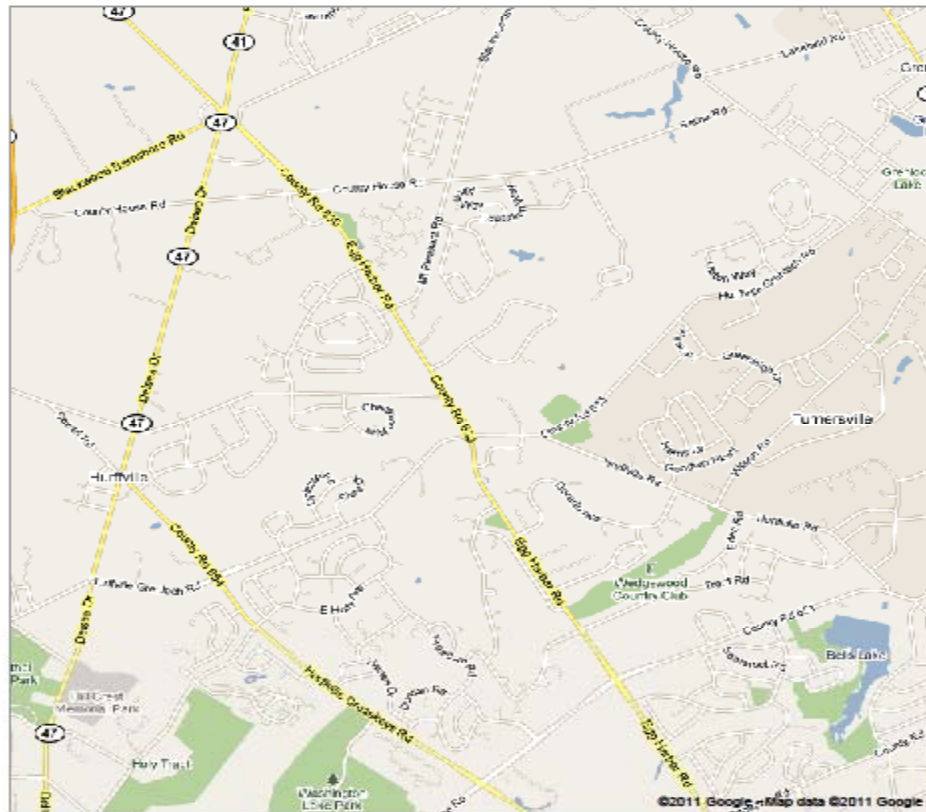
The subject property is located on Egg Harbor Road which is a major commercial corridor in Gloucester County. The most notable aspect of the subject's location is the enormous amount of residential density which will provide business for the area's retailers. Demographics are extremely strong within a 1 mile radius of the subject property. Great exposure from drive by traffic and high household income numbers will support the success of the center for many years.

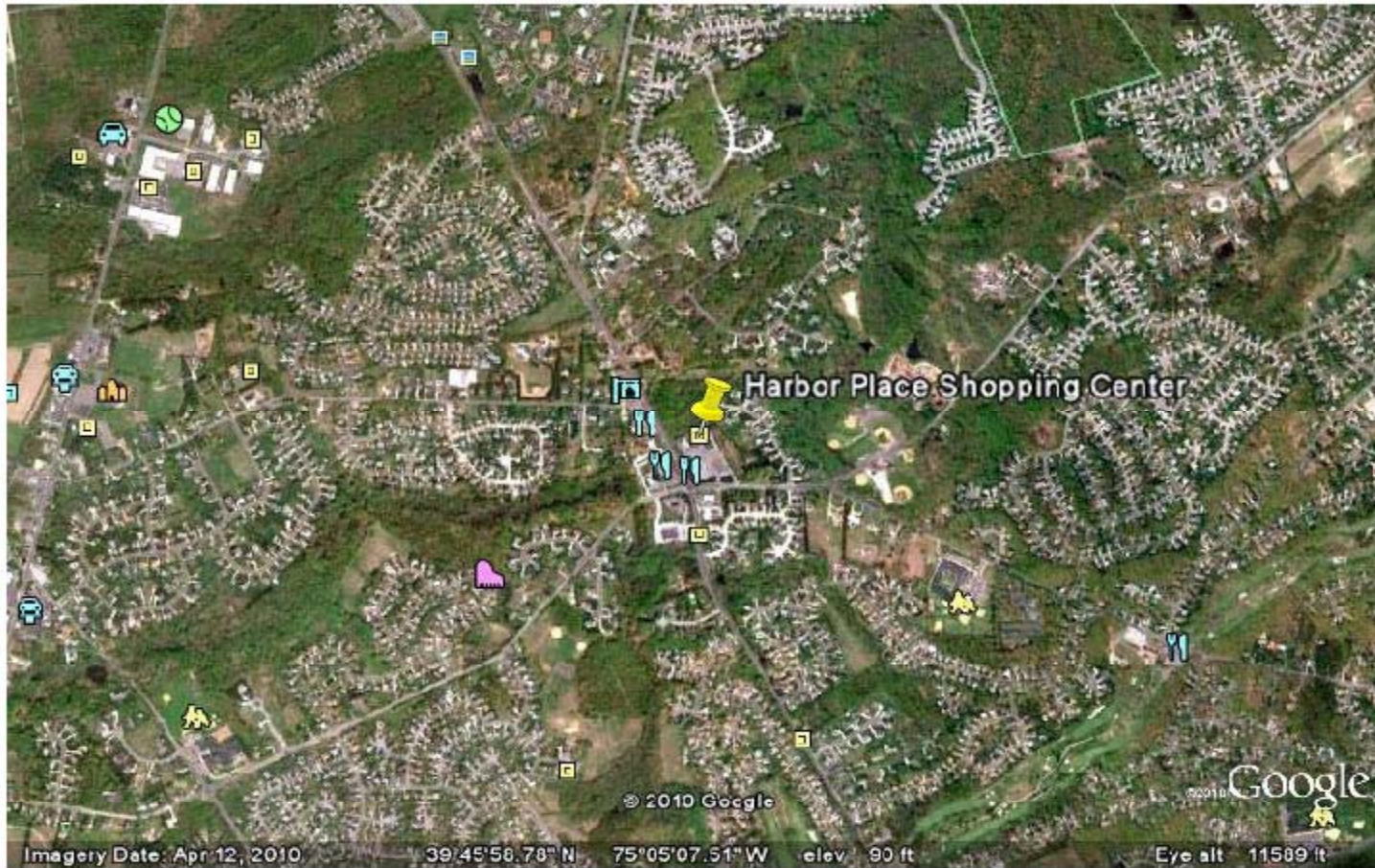
Location Highlights

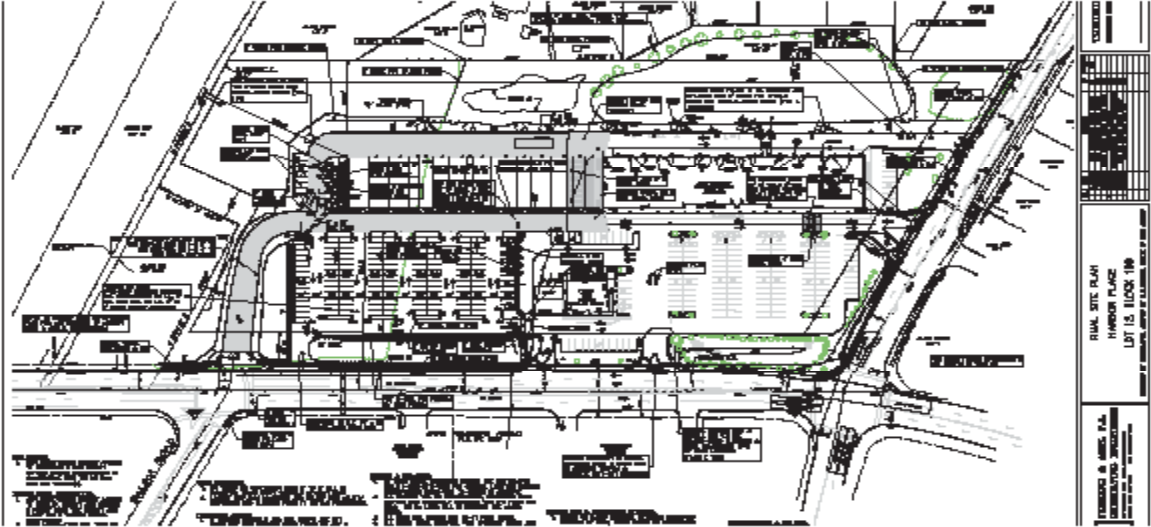
- Located on thriving commercial corridor of Egg Harbor Road
- Close proximity to large national retailers
- Hot spot for residential development
- Exposure to 25,000 cars per day
- Average household income of \$92,754 in 1 mile radius
- 2 miles to Interstate 55



Notes Harbor Place







08080 5-Digit ZCTA, 080 3-Digit ZCTA - QT-P32. Income Distribution in 1999 of Hous... Page 1 of 1



QT-P32. Income Distribution in 1999 of Households and Families: 2000
 Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)
 Geographic Area: **08080 5-Digit ZCTA**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://www.census.gov/hhes/tenstates/2k-2002/>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	11,768	9,848	8,833	883	1,810
Less than \$10,000	265	165	79	86	100
\$10,000 to \$14,999	264	152	76	48	119
\$15,000 to \$19,999	285	188	63	116	90
\$20,000 to \$24,999	389	232	129	78	157
\$25,000 to \$29,999	437	271	200	71	166
\$30,000 to \$34,999	412	322	237	77	123
\$35,000 to \$39,999	451	323	236	68	133
\$40,000 to \$44,999	478	355	293	38	129
\$45,000 to \$49,999	550	463	368	53	117
\$50,000 to \$59,999	1,276	1,089	896	110	189
\$60,000 to \$74,999	1,552	1,325	1,157	119	206
\$75,000 to \$99,999	2,240	2,076	1,954	76	128
\$100,000 to \$124,999	1,387	1,337	1,305	23	39
\$125,000 to \$149,999	744	707	697	0	29
\$150,000 to \$199,999	603	566	566	0	37
\$200,000 or more	425	377	377	0	48
Median income (dollars)	70,418	75,828	81,464	36,719	40,506
Mean income (dollars)	81,276	85,170	91,355	40,790	57,165
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	2.3	1.7	0.9	8.9	5.5
\$10,000 to \$14,999	2.2	1.5	0.9	5.0	6.6
\$15,000 to \$19,999	2.4	1.9	0.7	12.0	5.0
\$20,000 to \$24,999	3.3	2.3	1.5	8.1	8.7
\$25,000 to \$29,999	3.7	2.7	2.3	7.4	9.2
\$30,000 to \$34,999	3.5	3.2	2.7	8.0	6.8
\$35,000 to \$39,999	3.8	3.2	2.7	7.1	7.3
\$40,000 to \$44,999	4.1	3.6	3.4	3.9	7.1
\$45,000 to \$49,999	4.7	4.7	4.3	5.5	6.5
\$50,000 to \$59,999	10.9	10.9	10.4	11.4	10.4
\$60,000 to \$74,999	13.2	13.3	13.4	12.4	11.4
\$75,000 to \$99,999	19.1	20.9	22.6	7.9	7.1
\$100,000 to \$124,999	11.8	13.4	15.1	2.4	2.2
\$125,000 to \$149,999	6.3	7.1	8.1	0.0	1.6
\$150,000 to \$199,999	5.1	5.7	6.6	0.0	2.0
\$200,000 or more	3.6	3.8	4.4	0.0	2.7

(X) Not applicable.
 Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.



FACT SHEET

Zip Code Tabulation Area 08080

View a Fact Sheet for a race, ethnic, or ancestry group

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	38,410			map	brief
Male	17,792	48.9	49.1%	map	brief
Female	18,618	51.1	50.9%	map	brief
Median age (years)	35.2	(X)	35.3	map	brief
Under 5 years	2,446	6.7	6.8%	map	
18 years and over	25,285	69.4	74.3%		
65 years and over	2,646	7.3	12.4%	map	brief
One race	38,080	99.1	97.6%		
White	32,923	90.4	75.1%	map	brief
Black or African American	1,897	4.7	12.3%	map	brief
American Indian and Alaska Native	46	0.1	0.9%	map	brief
Asian	1,257	3.5	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	5	0.0	0.1%	map	brief
Some other race	152	0.4	5.5%	map	
Two or more races	330	0.9	2.4%	map	brief
Hispanic or Latino (of any race)	708	1.9	12.5%	map	brief
Household population	38,100	99.4	97.2%	map	brief
Group quarters population	220	0.6	2.8%	map	
Average household size	3.08	(X)	2.59	map	brief
Average family size	3.41	(X)	3.14	map	
Total housing units	12,057			map	
Occupied housing units	11,751	97.5	91.0%		brief
Owner-occupied housing units	10,592	90.1	66.2%	map	
Renter-occupied housing units	1,159	9.9	33.8%	map	brief
Vacant housing units	306	2.5	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	22,774				
High school graduate or higher	20,579	90.4	80.4%	map	brief
Bachelor's degree or higher	7,227	31.7	24.4%	map	
Civilian veterans (civilian population 18 years and over)	2,694	10.5	12.7%	map	brief
Disability status (population 5 years and over)	3,888	11.4	19.3%	map	brief
Foreign born	1,834	5.0	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	8,873	66.9	56.7%		brief
Female, Now married, except separated (population 15 years and over)	8,983	63.1	52.1%		brief
Speak a language other than English at home (population 5 years and over)	2,955	8.6	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	19,700	73.4	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	30.8	(X)	25.5	map	brief
Median household income in 1999 (dollars)	70,418	(X)	41,994	map	
Median family income in 1999 (dollars)	75,828	(X)	50,046	map	
Per capita income in 1999 (dollars)	26,109	(X)	21,587	map	
Families below poverty level	295	3.0	9.2%	map	brief
Individuals below poverty level	1,220	3.3	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.
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Harbor Place Shopping Center

