

# Heights Plaza

Woodbury Heights, New Jersey



**Leasing Information Package**

Heights Plaza  
Woodbury Heights, New Jersey

## Property Description



Heights Plaza is a 17,000 square foot shopping center ideally located in Woodbury Heights at the intersection of Mantua Pike (Route 45) and Evergreen Road in Woodbury Heights, 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.

- Competitive price per square foot
- Excellent location
- Strong Demographics
- High traffic volume on this major commercial highway

## Heights Plaza Woodbury Heights, New Jersey



## Location Overview

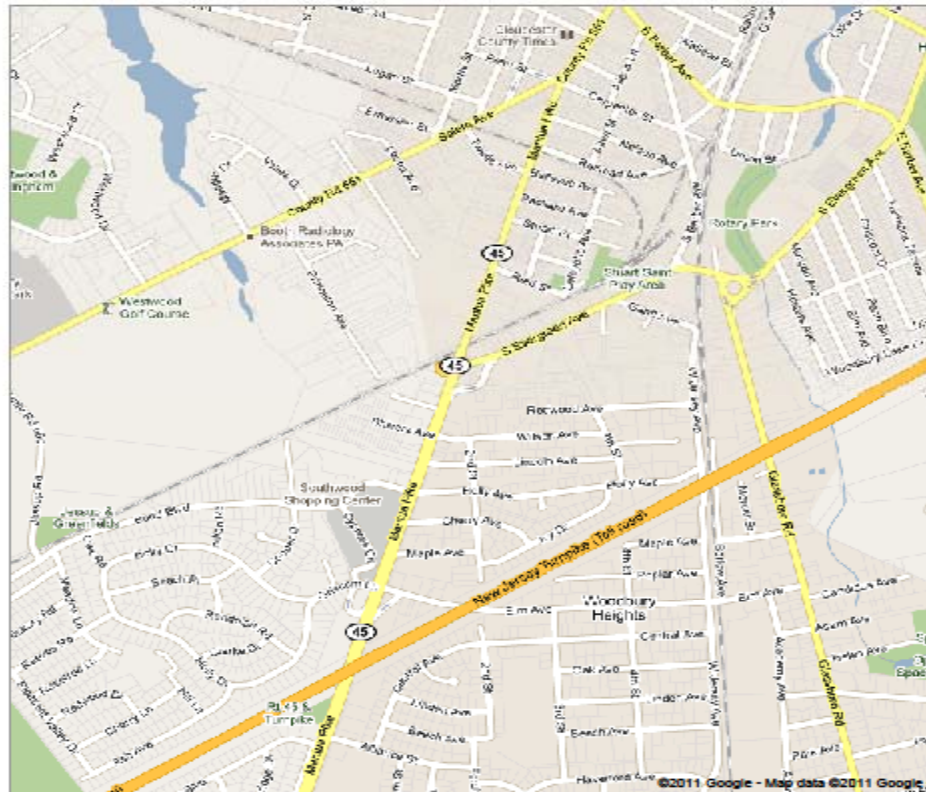
The subject property is located on Mantua Pike (Route 45) which is a major commercial corridor in Gloucester County connecting Mullica Hill to Woodbury and Interstate 295. The most notable aspect of the subject's location is the enormous amount of residential density behind, and commercial businesses on highway 45 which will provide many customers 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.

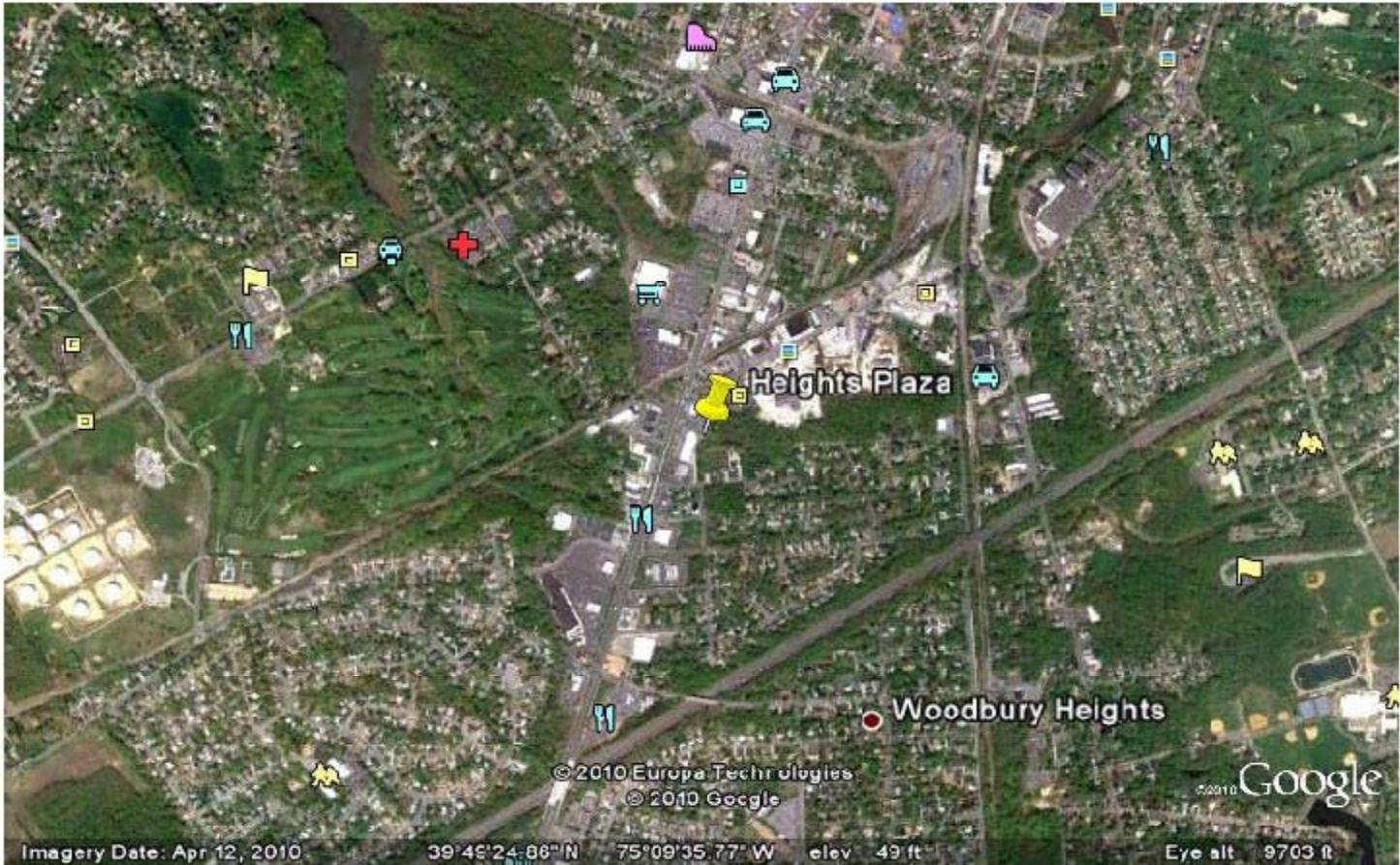
## Location Highlights

- Located on thriving commercial corridor of Route 45
- Close proximity to large national retailers
- Hot spot for residential development
- Exposure to 35,000 cars per day
- 2 miles to Interstate 295



Notes Heights Plaza





08097 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: 08097 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://factfinder.census.gov/home/en/states/nla/census2.htm>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
<b>NUMBER</b>					
Total	1,126	817	818	82	208
Less than \$10,000	46	15	0	15	36
\$10,000 to \$14,999	42	0	0	0	42
\$15,000 to \$19,999	66	61	56	5	5
\$20,000 to \$24,999	54	38	32	6	22
\$25,000 to \$29,999	42	24	18	6	7
\$30,000 to \$34,999	57	57	46	5	11
\$35,000 to \$39,999	55	43	38	5	6
\$40,000 to \$44,999	74	41	41	0	33
\$45,000 to \$49,999	29	29	29	0	0
\$50,000 to \$59,999	80	70	65	5	5
\$60,000 to \$74,999	155	136	126	10	19
\$75,000 to \$99,999	213	201	172	25	12
\$100,000 to \$124,999	114	104	95	0	10
\$125,000 to \$149,999	45	45	45	0	0
\$150,000 to \$199,999	31	31	31	0	0
\$200,000 or more	22	22	22	0	0
Median income (dollars)	63,024	70,417	70,714	37,000	24,886
Mean Income (dollars)	68,541	76,007	78,974	46,793	34,423
<b>PERCENT DISTRIBUTION</b>					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	4.1	1.6	0.0	18.3	17.3
\$10,000 to \$14,999	3.7	0.0	0.0	0.0	20.2
\$15,000 to \$19,999	5.9	6.7	6.9	6.1	2.4
\$20,000 to \$24,999	4.8	4.1	3.9	7.3	10.6
\$25,000 to \$29,999	3.7	2.6	2.2	7.3	3.4
\$30,000 to \$34,999	5.1	6.2	5.6	6.1	5.3
\$35,000 to \$39,999	4.9	4.7	4.7	6.1	2.9
\$40,000 to \$44,999	6.6	4.5	5.0	0.0	15.9
\$45,000 to \$49,999	2.6	3.2	3.6	0.0	0.0
\$50,000 to \$59,999	7.1	7.6	8.0	6.1	2.4
\$60,000 to \$74,999	13.8	14.8	15.4	12.2	9.1
\$75,000 to \$99,999	18.9	21.9	21.1	30.5	5.8
\$100,000 to \$124,999	10.1	11.3	11.6	0.0	4.8
\$125,000 to \$149,999	4.0	4.9	5.5	0.0	0.0
\$150,000 to \$199,999	2.8	3.4	3.8	0.0	0.0
\$200,000 or more	2.0	2.4	2.7	0.0	0.0

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

08097 - Fact Sheet - American FactFinder



FACT SHEET

Zip Code Tabulation Area 08097

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	3,223			map	brief
Male	1,554	48.2	49.1%	map	brief
Female	1,669	51.8	50.9%	map	brief
Median age (years)	38.5	(X)	35.3	map	brief
Under 5 years	187	5.8	6.8%	map	
18 years and over	2,391	74.2	74.3%		
65 years and over	451	14.0	12.4%	map	brief
One race	3,211	99.6	97.6%		
White	2,923	90.7	75.1%	map	brief
Black or African American	235	7.3	12.3%	map	brief
American Indian and Alaska Native	9	0.3	0.9%	map	brief
Asian	30	0.9	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	map	brief
Some other race	14	0.4	5.5%	map	
Two or more races	12	0.4	2.4%	map	brief
Hispanic or Latino (of any race)	40	1.2	12.5%	map	brief
Household population	3,207	99.5	97.2%	map	brief
Group quarters population	16	0.5	2.8%	map	
Average household size	2.87	(X)	2.59	map	brief
Average family size	3.24	(X)	3.14	map	
Total housing units	1,135			map	
Occupied housing units	1,116	98.3	91.0%		brief
Owner-occupied housing units	1,030	92.3	66.2%	map	brief
Renter-occupied housing units	86	7.7	33.8%	map	brief
Vacant housing units	19	1.7	9.0%	map	
Social Characteristics - show more >>	Number	Percent	U.S.		
Population 25 years and over	2,199				
High school graduate or higher	1,896	86.2	80.4%	map	brief
Bachelor's degree or higher	498	22.6	24.4%	map	
Civilian veterans (civilian population 18 years and over)	404	16.9	12.7%	map	brief
Disability status (population 5 years and over)	475	15.4	19.3%	map	brief
Foreign born	92	2.8	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	839	69.2	56.7%		brief
Female, Now married, except separated (population 15 years and over)	876	65.4	52.1%		brief
Speak a language other than English at home (population 5 years and over)	154	5.0	17.9%	map	brief
Economic Characteristics - show more >>	Number	Percent	U.S.		
In labor force (population 16 years and over)	1,653	66.6	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	26.2	(X)	25.5	map	brief
Median household income in 1999 (dollars)	63,024	(X)	41,994	map	
Median family income in 1999 (dollars)	70,417	(X)	50,046	map	
Per capita income in 1999 (dollars)	23,734	(X)	21,587	map	
Families below poverty level	20	2.2	9.2%	map	brief
Individuals below poverty level	121	3.7	12.4%	map	
Housing Characteristics - show more >>	Number	Percent	U.S.		
Single-family owner-occupied homes	963				brief
Median value (dollars)	123,600	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,236	(X)	1,088	map	
Not mortgaged (dollars)	509	(X)	295		

(X) Not applicable.  
Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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