

# Laurelwood Plaza

Lindenwold, New Jersey



**Leasing Information Package**



Laurelwood Plaza is a 12,000 square foot shopping center ideally located in the Borough of Lindenwold on Blackwood Clementon Road. This is one of the most desirable retail locations in Camden County, NJ with 8 apartment complexes only minutes away. 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



The subject property is located on Blackwood Clementon Road which is a major commercial corridor in Camden 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 strong household income numbers will support the success of the center for many years.

### Location Highlights

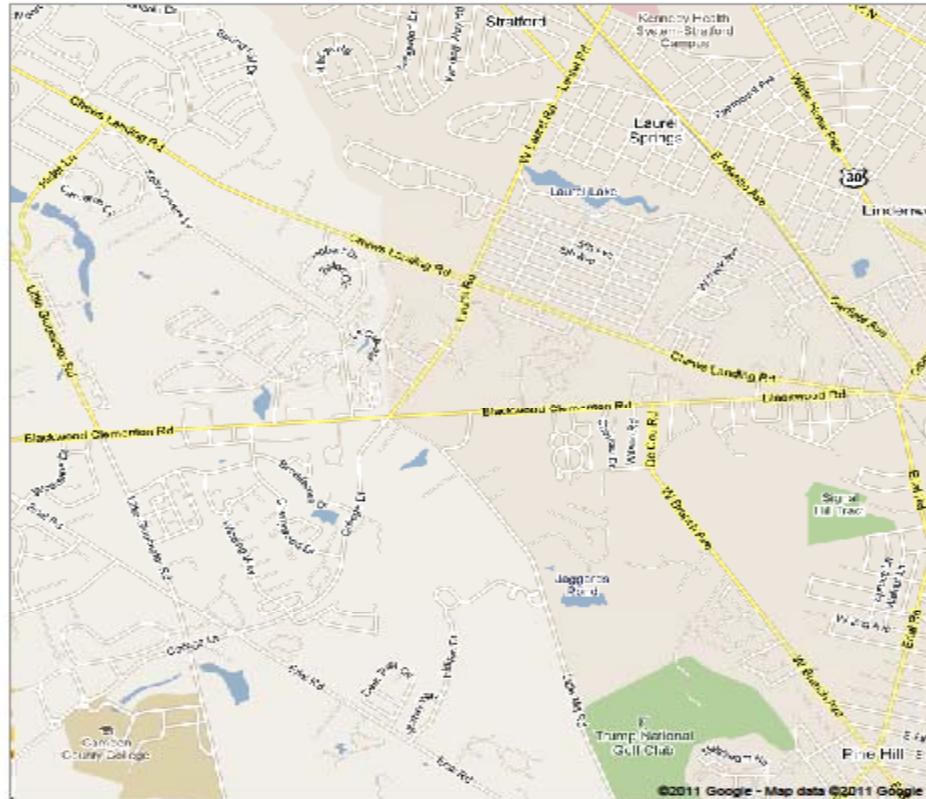
- Located on thriving commercial corridor of Blackwood Clementon Road
- Close proximity to large national retailers
- Hot spot for residential development
- Exposure to 25,000 cars per day

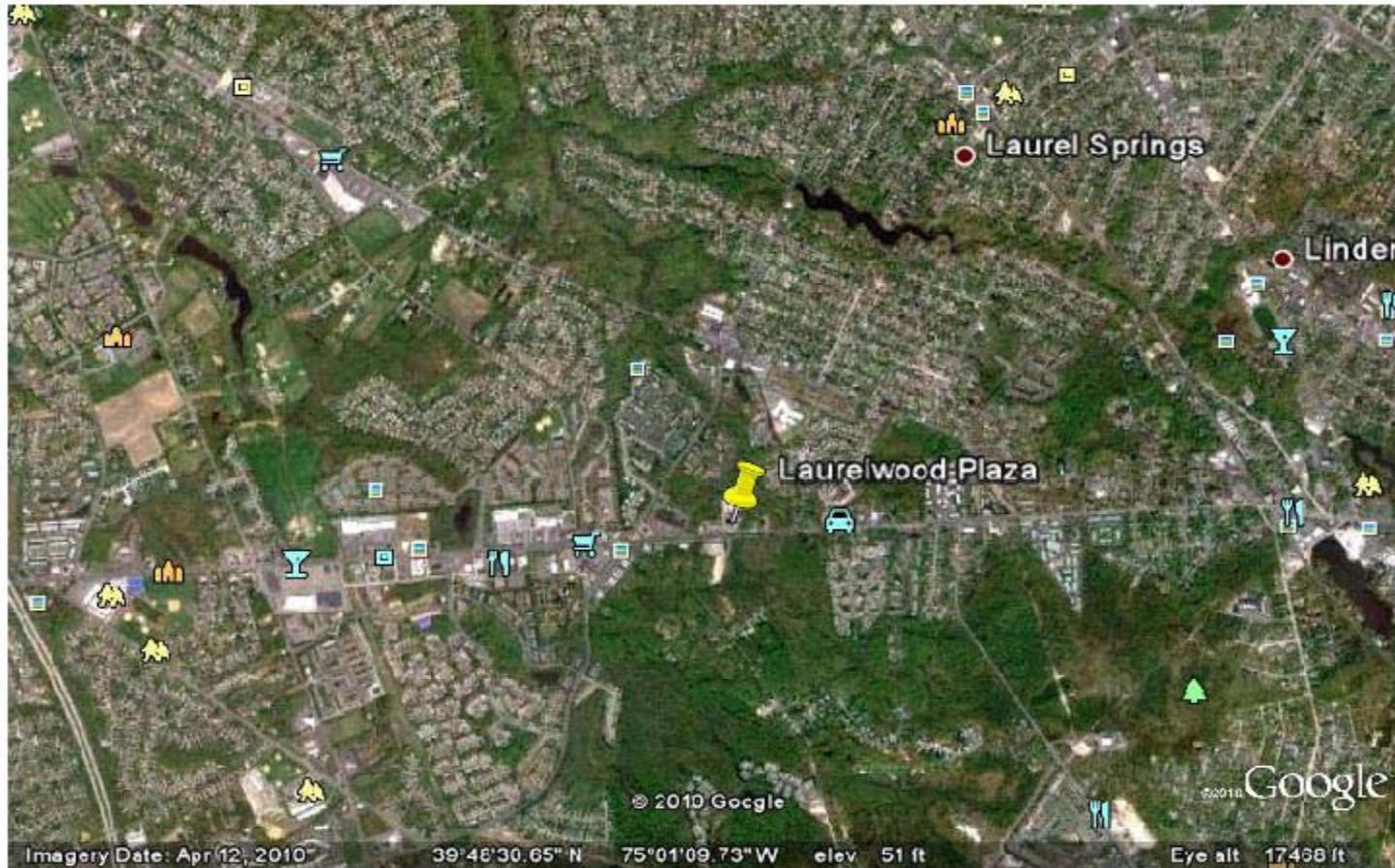
Google Maps

Page 1 of 1



Notes Laurelwood Plaza





08021 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: **08021 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/data/notes/cps03.htm>.

Subject	Households	Families			Nontfamily households
		Total	Married-couple families	Female householder, no husband present	
<b>NUMBER</b>					
Total	18,431	11,830	7,901	2,847	8,801
Less than \$10,000	1,360	634	172	409	826
\$10,000 to \$14,999	1,146	515	200	274	654
\$15,000 to \$19,999	1,143	601	189	372	665
\$20,000 to \$24,999	1,231	599	231	303	687
\$25,000 to \$29,999	1,284	570	273	255	724
\$30,000 to \$34,999	1,280	699	398	216	585
\$35,000 to \$39,999	1,419	908	588	238	530
\$40,000 to \$44,999	1,198	730	532	122	458
\$45,000 to \$49,999	963	618	487	96	299
\$50,000 to \$59,999	2,028	1,339	985	212	604
\$60,000 to \$74,999	2,060	1,561	1,284	124	436
\$75,000 to \$99,999	1,853	1,588	1,418	121	164
\$100,000 to \$124,999	801	697	633	64	88
\$125,000 to \$149,999	353	324	300	14	16
\$150,000 to \$199,999	202	171	163	8	31
\$200,000 or more	110	76	48	20	34
Median income (dollars)	41,160	49,558	58,625	26,129	28,576
Mean income (dollars)	48,933	56,158	65,150	33,522	33,796
<b>PERCENT DISTRIBUTION</b>					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	7.4	5.5	2.2	14.4	12.1
\$10,000 to \$14,999	6.2	4.4	2.5	9.6	9.6
\$15,000 to \$19,999	6.2	5.2	2.4	13.1	9.8
\$20,000 to \$24,999	6.7	5.2	2.9	10.6	10.1
\$25,000 to \$29,999	7.0	4.9	3.5	9.0	10.6
\$30,000 to \$34,999	6.9	6.0	5.0	7.6	8.6
\$35,000 to \$39,999	7.7	7.8	7.4	8.4	7.8
\$40,000 to \$44,999	6.5	6.3	6.7	4.3	6.7
\$45,000 to \$49,999	5.2	5.3	6.2	3.3	4.4
\$50,000 to \$59,999	11.0	11.5	12.5	7.4	8.9
\$60,000 to \$74,999	11.2	13.4	16.3	4.4	6.4
\$75,000 to \$99,999	10.1	13.7	17.9	4.3	2.4
\$100,000 to \$124,999	4.3	6.0	8.0	2.2	1.3
\$125,000 to \$149,999	1.9	2.8	3.8	0.5	0.2
\$150,000 to \$199,999	1.1	1.5	2.1	0.3	0.5
\$200,000 or more	0.6	0.7	0.6	0.7	0.5

(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 08021

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	45,848			map	brief
Male	21,947	47.9	49.1%	map	brief
Female	23,901	52.1	50.9%	map	brief
Median age (years)	34.2	(X)	35.3	map	brief
Under 5 years	3,131	6.8	6.8%	map	
18 years and over	34,403	75.0	74.3%		
65 years and over	4,246	9.3	12.4%	map	brief
One race	44,830	97.8	97.6%		
White	33,612	73.3	75.1%	map	brief
Black or African American	8,959	19.5	12.3%	map	brief
American Indian and Alaska Native	151	0.3	0.9%	map	brief
Asian	1,147	2.5	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	26	0.1	0.1%	map	brief
Some other race	935	2.0	5.5%	map	
Two or more races	1,018	2.2	2.4%	map	brief
Hispanic or Latino (of any race)	2,240	4.9	12.5%	map	brief
Household population	45,731	99.7	97.2%	map	brief
Group quarters population	117	0.3	2.8%	map	
Average household size	2.48	(X)	2.59	map	brief
Average family size	3.10	(X)	3.14	map	
Total housing units	20,021			map	
Occupied housing units	18,410	92.0	91.0%		brief
Owner-occupied housing units	10,142	55.1	66.2%	map	
Renter-occupied housing units	8,268	44.9	33.8%	map	brief
Vacant housing units	1,611	8.0	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	29,997				
High school graduate or higher	24,428	81.4	80.4%	map	brief
Bachelor's degree or higher	4,821	16.1	24.4%	map	
Civilian veterans (civilian population 18 years and over)	4,329	12.6	12.7%	map	brief
Disability status (population 5 years and over)	9,168	21.5	19.3%	map	brief
Foreign born	2,322	5.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	8,336	49.1	56.7%		brief
Female, Now married, except separated (population 15 years and over)	8,392	43.9	52.1%		brief
Speak a language other than English at home (population 5 years and over)	3,880	9.1	17.9%	map	brief

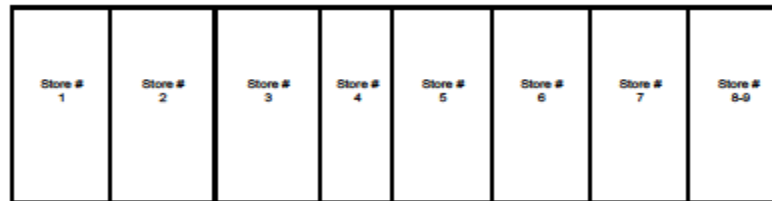
Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	25,241	70.8	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	30.9	(X)	25.5	map	brief
Median household income in 1999 (dollars)	41,160	(X)	41,994	map	
Median family income in 1999 (dollars)	49,558	(X)	50,046	map	
Per capita income in 1999 (dollars)	19,886	(X)	21,587	map	
Families below poverty level	967	8.3	9.2%	map	brief
Individuals below poverty level	4,172	9.2	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.
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## Laurelwood Plaza



<b>Sq Ft</b>	1200	1200	1200	1000	1200	1200	1200	2400
<b>Address of unit</b>	597	593	585	581	589	577	573	565 - 569
<b>CAM %</b>	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	24.00%

**Tenant List**

**Store #**

- |   |                   |     |                                  |
|---|-------------------|-----|----------------------------------|
| 1 | Classy Nail Salon | 5   | Family Pharmacy                  |
| 2 | Vacant            | 6   | A-1 Hair & Braid Salon           |
| 3 | Vacant            | 7   | Heritta Okora - A & H Restaurant |
| 4 | Gino's Pizza      | 8-9 | So It Is African Market          |