

# Oak Valley Plaza

Wenonah Deptford Township, New Jersey



**Leasing Information Package**

Oak Valley Plaza  
Wenonah Deptford Township, New Jersey

## Property Description



Oak Valley Plaza is a 5,000 square foot strip shopping center ideally located in Deptford Township at the intersection of Ogden Road and Georgetown Road in Wenonah, New Jersey. This is a very desirable retail location 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
- Prestigious Deptford Township
- Strong Demographics

## Oak Valley Plaza

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## Location Overview



The subject property is located on Ogden Road which is a connecting artery in Gloucester County between Woodbury and Sewell. 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

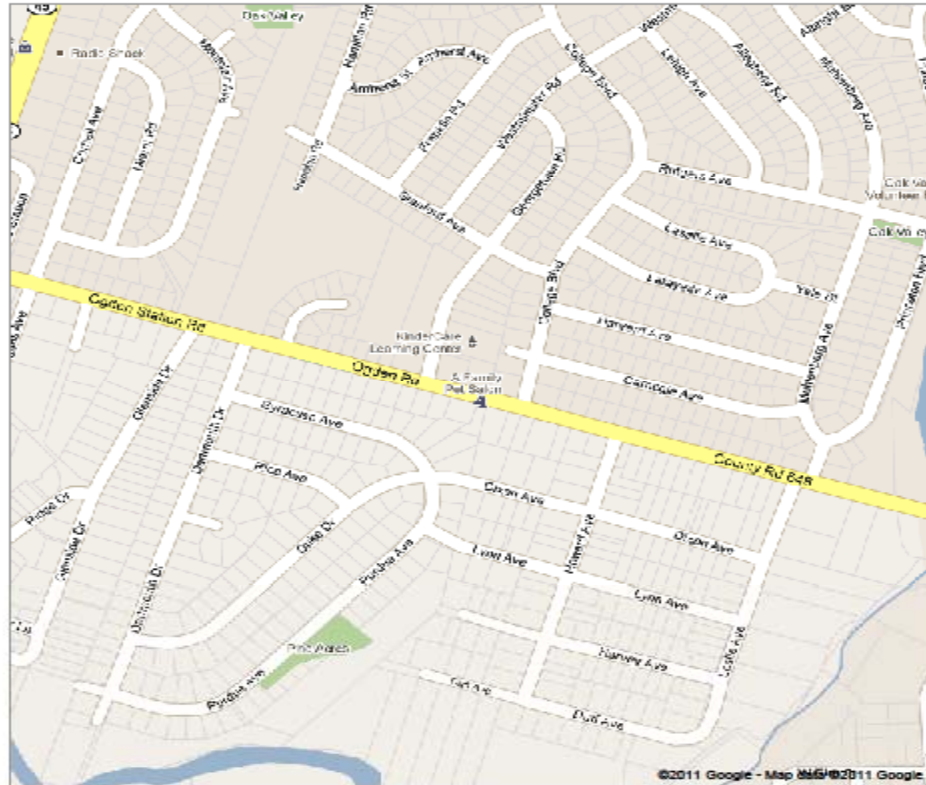
- 1 mile from Route 45
- Close proximity to large national retailers
- Hot spot for residential development
- high residential density

Google Maps

Page 1 of 1



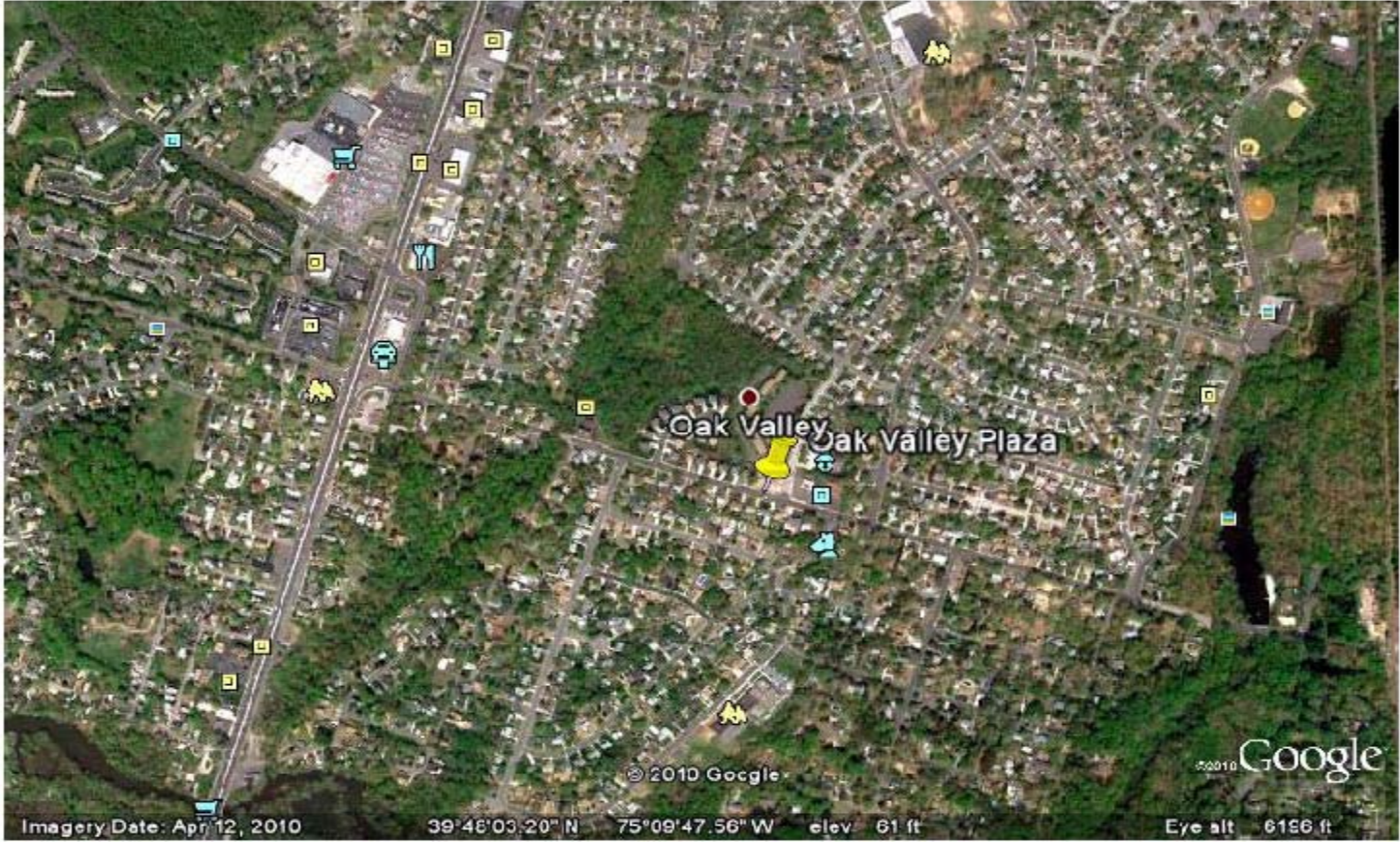
Notes Oak Valley Plaza



Oak Valley Plaza

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Aerial Photo



08096 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: **08096 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>					
<b>Total</b>	<b>12,360</b>	<b>8,647</b>	<b>6,371</b>	<b>1,884</b>	<b>3,803</b>
Less than \$10,000	1,023	322	105	178	721
\$10,000 to \$14,999	664	238	64	147	426
\$15,000 to \$19,999	670	260	119	132	415
\$20,000 to \$24,999	613	354	208	134	299
\$25,000 to \$29,999	763	475	262	189	323
\$30,000 to \$34,999	544	346	197	133	228
\$35,000 to \$39,999	663	474	304	129	202
\$40,000 to \$44,999	631	478	349	96	177
\$45,000 to \$49,999	637	452	331	94	197
\$50,000 to \$59,999	1,208	924	698	120	301
\$60,000 to \$74,999	1,614	1,362	1,117	146	252
\$75,000 to \$99,999	1,813	1,535	1,389	109	155
\$100,000 to \$124,999	794	691	635	44	47
\$125,000 to \$149,999	347	295	275	20	35
\$150,000 to \$199,999	191	191	168	23	0
\$200,000 or more	175	150	150	0	25
Median income (dollars)	49,702	59,464	66,866	32,537	25,431
Mean income (dollars)	57,449	66,638	75,281	39,583	33,349
<b>PERCENT DISTRIBUTION</b>					
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Less than \$10,000	8.3	3.8	1.6	10.5	19.0
\$10,000 to \$14,999	5.4	2.8	1.0	8.7	11.2
\$15,000 to \$19,999	5.4	3.0	1.9	7.8	10.9
\$20,000 to \$24,999	5.0	4.1	3.3	7.9	7.9
\$25,000 to \$29,999	6.2	5.6	4.1	11.2	8.5
\$30,000 to \$34,999	4.4	4.0	3.1	7.9	6.0
\$35,000 to \$39,999	5.4	5.5	4.8	7.6	5.3
\$40,000 to \$44,999	5.1	5.6	5.5	5.7	4.7
\$45,000 to \$49,999	5.2	5.3	5.2	5.5	5.2
\$50,000 to \$59,999	9.8	10.8	11.0	7.1	7.9
\$60,000 to \$74,999	13.1	15.9	17.5	8.6	6.6
\$75,000 to \$99,999	14.7	18.0	21.8	6.4	4.1
\$100,000 to \$124,999	6.4	8.1	10.0	2.6	1.2
\$125,000 to \$149,999	2.8	3.5	4.3	1.2	0.9
\$150,000 to \$199,999	1.5	2.2	2.6	1.4	0.0
\$200,000 or more	1.4	1.8	2.4	0.0	0.7

(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 08096

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	32,951				
Male	15,685	47.6	49.1%	map	brief
Female	17,266	52.4	50.9%	map	brief
Median age (years)	38.0	(X)	35.3	map	brief
Under 5 years	2,000	6.1	6.8%	map	
18 years and over	25,058	76.0	74.3%		
65 years and over	5,236	15.9	12.4%	map	brief
One race	32,529	98.7	97.6%		
White	28,103	85.3	75.1%	map	brief
Black or African American	3,650	11.1	12.3%	map	brief
American Indian and Alaska Native	62	0.2	0.9%	map	brief
Asian	426	1.3	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	23	0.1	0.1%	map	brief
Some other race	265	0.8	5.5%	map	
Two or more races	422	1.3	2.4%	map	brief
Hispanic or Latino (of any race)	862	2.6	12.5%	map	brief
Household population	31,958	97.0	97.2%	map	brief
Group quarters population	993	3.0	2.8%	map	
Average household size	2.57	(X)	2.59	map	brief
Average family size	3.11	(X)	3.14	map	
Total housing units	12,982			map	
Occupied housing units	12,443	95.8	91.0%		brief
Owner-occupied housing units	9,230	74.2	66.2%	map	
Renter-occupied housing units	3,213	25.8	33.8%	map	brief
Vacant housing units	539	4.2	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	22,357				
High school graduate or higher	18,058	80.8	80.4%	map	brief
Bachelor's degree or higher	4,373	19.6	24.4%	map	
Civilian veterans (civilian population 18 years and over)	3,255	13.1	12.7%	map	brief
Disability status (population 5 years and over)	5,562	18.7	19.3%	map	brief
Foreign born	1,195	3.6	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	6,777	55.8	56.7%		brief
Female, Now married, except separated (population 15 years and over)	6,957	49.4	52.1%		brief
Speak a language other than English at home (population 5 years and over)	1,892	6.2	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	16,201	62.9	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	24.9	(X)	25.5	map	brief
Median household income in 1999 (dollars)	49,702	(X)	41,994	map	
Median family income in 1999 (dollars)	59,464	(X)	50,046	map	
Per capita income in 1999 (dollars)	22,259	(X)	21,587	map	
Families below poverty level	495	5.8	9.2%	map	brief
Individuals below poverty level	2,473	7.8	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.
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# Oak Valley Center



<b>Sq Ft</b>	900	1000	1200	1800	4,900
<b>Address of unit</b>	233	235	237	239 - 241	
<b>CAM %</b>	18.8%	20.8%	25.6%	37.5%	

**Tenant List**

- Store #**
- 1 Vilo's Pizza
  - 2 Best Wok Chinese Restaurant
  - 3 Mr. Suds Laundromat
  - 4-5