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<https://www.bizjournals.com/philadelphia/news/2025/11/13/south-jersey-shopping-center-sale-wawa-mlg-realty.html>

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Commercial Real Estate

Local firm buys 4 South Jersey shopping centers, including Wawa-anchored property



Plaza Shoppes Voorhees, one of three Camden County shopping centers that recently traded.

MARK GRECO

By [Ryan Mulligan](#) – Reporter, Philadelphia Business Journal

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Story Highlights

- MLG Realty acquired four South Jersey retail centers for \$14.3 million.
- Three Camden County properties were purchased for \$10 million via 1031 exchange.
- Westampton's Woodlane Square center will undergo extensive renovations and upgrades.

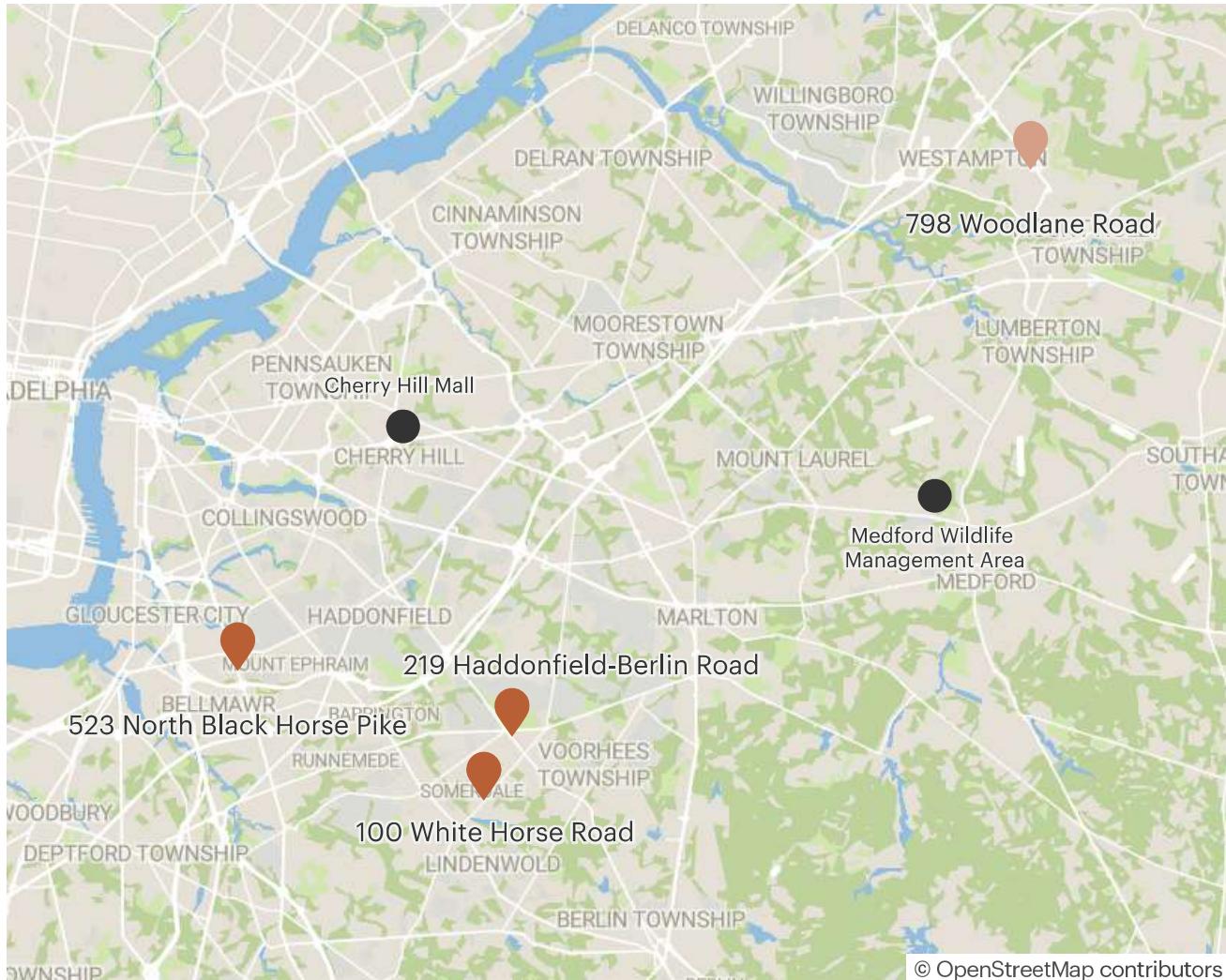
South Jersey-based MLG Realty has gone on a shopping spree, acquiring four retail centers in its backyard for a total of \$14.3 million.

Three properties in Camden County traded as part of a 1031 tax-deferred exchange with New Rochelle, New York-based Rettner Management for \$10 million. A Wawa-anchored shopping center at 798 Woodlane Road in Westampton, Burlington County, was purchased for \$4.3 million from Medford-based Woodlane Associates.

The deal with Rettner included the Centrum Shoppes at 219 Haddonfield-Berlin Road in Cherry Hill, Plaza 500 at 501-523 N. Black Horse Pike in Haddon Heights and Plaza Shoppes Voorhees at 100 White Horse Road. The three total close to 46,000 square feet and are fully leased, primarily to local businesses, many of them dining establishments.

MLG REALTY ADDS TO PORTFOLIO

Three Camden County properties, one in Burlington County purchased.



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A 1031 exchange allows investors to defer capital gains taxes by rolling the proceeds from the sale of an investment property into the purchase of another investment of equal or greater value.

Washington Township-based MLG Realty owns more than two dozen retail strip malls in Camden, Gloucester, Atlantic and Burlington counties, in addition to a portfolio of gas stations in Delaware and Maryland.

MLG Realty CEO Mark Greco said the firm typically looks for "slow, gradual, controlled growth." Greco looks for leasing opportunities within an hour of his

office to be more hands-on, while the single-tenant gas stations can be more far-flung.

The Rettner deal involving a 1031 exchange came together after MLG Realty had a Southern Delaware gas station taken by the state through eminent domain in order to conduct improvements to a nearby highway. Greco was then contacted by brokers from Equity CRE about the Camden County shopping centers and was able to acquire them before they hit the market.



Image: Google Maps

A Wawa anchors the Westampton shopping center that was acquired by MLG Realty.

GOOGLE MAPS

The 50,000-square-foot Wawa-anchored Woodlane Square center in Westampton will see more extensive upgrades and renovations, according to Greco. The roughly 50% vacant property is expected to get a new roof, interior renovations, overhauled landscaping and new signage.

In addition to the Wawa, there is a **Pizza Hut** in the shopping center. Greco said his company primarily targets "mom-and-pop" shops and said that the location is "primed for that type of tenant." The shopping center sits just east of the New

Jersey Turnpike near the corner of Burlington-Mount Holly Road and Woodlane Road.

"There's a lot of vacancy, so we're going to try and clean up what was left from previous tenants over the years," Greco said. "It's just a great opportunity. It's in a really good spot and based on our history, I know we can fill the place pretty quick."

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