

# HARTFORD CORNERS

1320 FAIRVIEW BLVD | DELRAN, NJ 08075

AVAILABLE 1,275 SF - 11,000 SF

## AREA TENANTS



## PROPERTY INFORMATION

- 214,896 SF / 45.21 Acres
- ShopRite anchored
- Lowe's shadow anchored
- 2002-2004 Year Built
- 95% occupancy
- Located along US 130 with 47k VPD

## AVAILABLE SPACE

- Available: 1,275 SF - 11,000 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,697	59,402	225,620
MEDIAN HH INC	\$122,861	\$108,763	\$98,314
AVERAGE HH INC	\$150,716	\$148,571	\$129,981



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01	ShopRite	70,604 sf
03	Dental Health Associates	2,700 sf
04	Available 6/1/24	4,000 sf
05	For Eyes	2,049 sf
06	AT&T (As of 4/1/24)	1,500 sf
07	Supercuts	1,500 sf
08	Sallys Beauty	1,500 sf
09A	Jersey Mikes	1,848 sf
09B	Smoothie King	1,602 sf
09C	Bobby Chez Inc	1,820 sf
10	Mattress Firm	6,250 sf
11	Virtua Urgent Care	6,875 sf
12	Verge Mobile	1,923 sf
13	H&R Block	2,088 sf
14	Top Pot Korean BBQ	7,500 sf
15A	Available 6/1/24	11,000 sf
15B	Five Below	7,500sf
16	Saladworks	3,200 sf
17	Staples	19,632 sf
18	Planet Fitness	25,000 sf
19A	Five Guys	2,703 sf
19B	Virtua Expansion	3,000 sf
19C	Vacant	2,405 sf
20	Hand & Stone	3,400 sf
21	Garbanzo Mediteranean Fresh	1,700 sf
22	Prestige Cleaners	1,700 sf
23	Kims Nails	1,700 sf
24	Delran Bagel Cafe	1,700 sf
25	Dooney Enterprises	6,556 sf
26	Vacant	1,700 sf
27	Vacant	1,700 sf
28	Exit 4 - Escape Room	1,700 sf
29	Vacant	1,275 sf
30	STP Pizza	2,125 sf



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **6,697**

Households: **2,401**

Daytime Population: **4,301**

Median Age: **39.5**



Average Household Income: **\$150,716**

Median Household Income: **\$122,861**

### 3 MILE RADIUS:



Total Population: **59,402**

Households: **22,899**

Daytime Population: **34,808**

Median Age: **41.4**



Average Household Income: **\$148,571**

Median Household Income: **\$108,763**

### 5 MILE RADIUS:



Total Population: **225,620**

Households: **88,017**

Daytime Population: **161,383**

Median Age: **40.7**



Average Household Income: **\$129,981**

Median Household Income: **\$98,314**



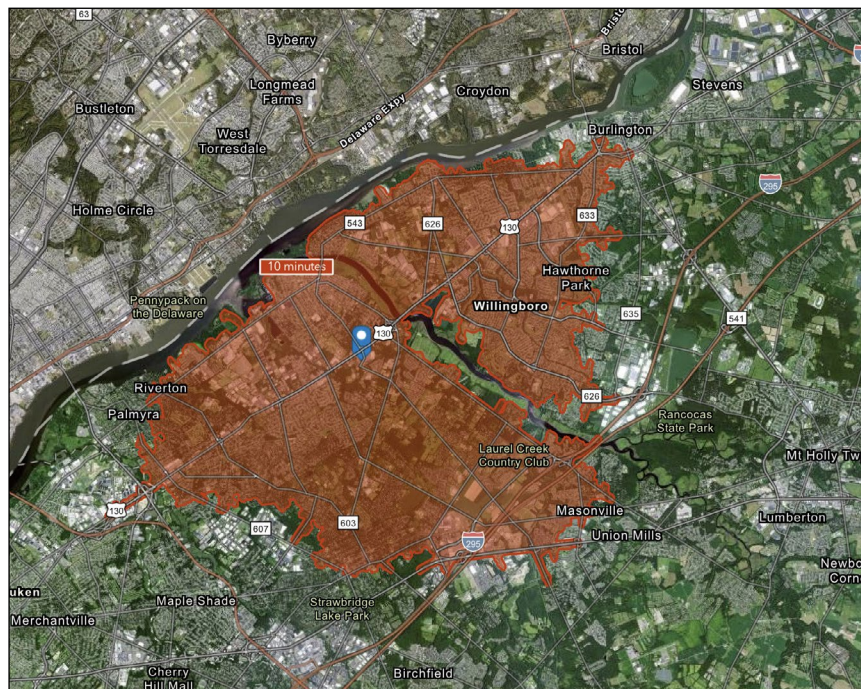
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10 MINUTE DRIVE TIME



## KEY FACTS

108,488

Population

\$95,460

Median Household Income

42.3

Median Age

97,933

Daytime Population

## TAPESTRY SEGMENTS

Parks & Rec 5,920 Households	Savvy Suburbanites 4,867 Households	Pleasantville 3,789 Households
<b>Socioeconomic Traits</b> More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	<b>Socioeconomic Traits</b> Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	<b>Socioeconomic Traits</b> 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.
<b>Household Types</b> Married couples, approaching retirement age.	<b>Household Types</b> Married couples with no children or older children; average household size is 2.85.	<b>Household Types</b> Older married-couple families, more w/o children under 18, but many w/ children over 18. years
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## TOTAL RETAIL SALES

Includes F&B



\$1,150,232,346

## EDUCATION

Bachelor's Degree or Higher



40%

## OWNER OCCUPIED HOME VALUE

Average



\$363,967

## ANNUAL HOUSEHOLD SPENDING

\$4,437

Eating Out

\$2,663

Apparel & Services

\$8,159

Groceries

\$310

Computer & Hardware

\$8,731

Health Care



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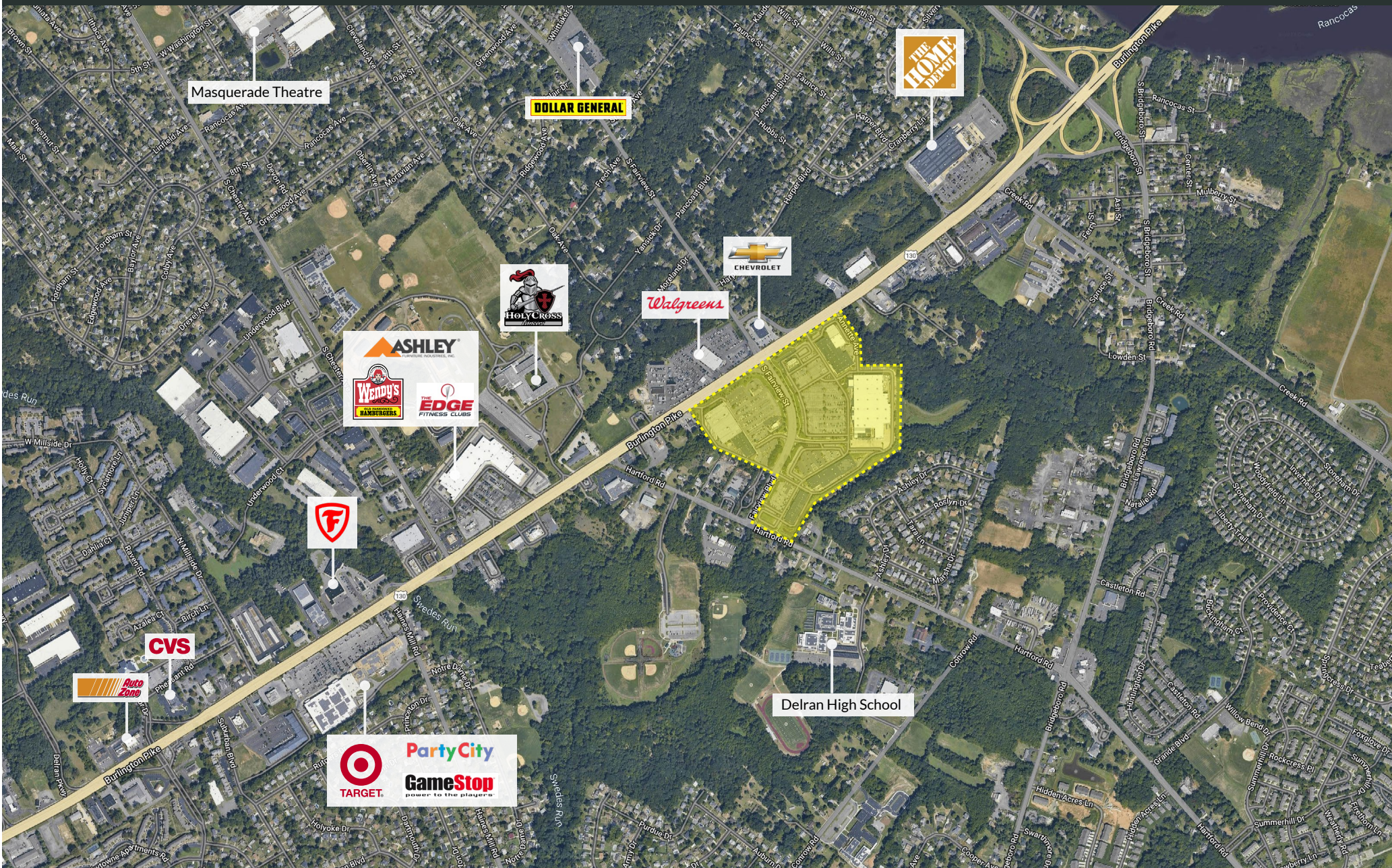
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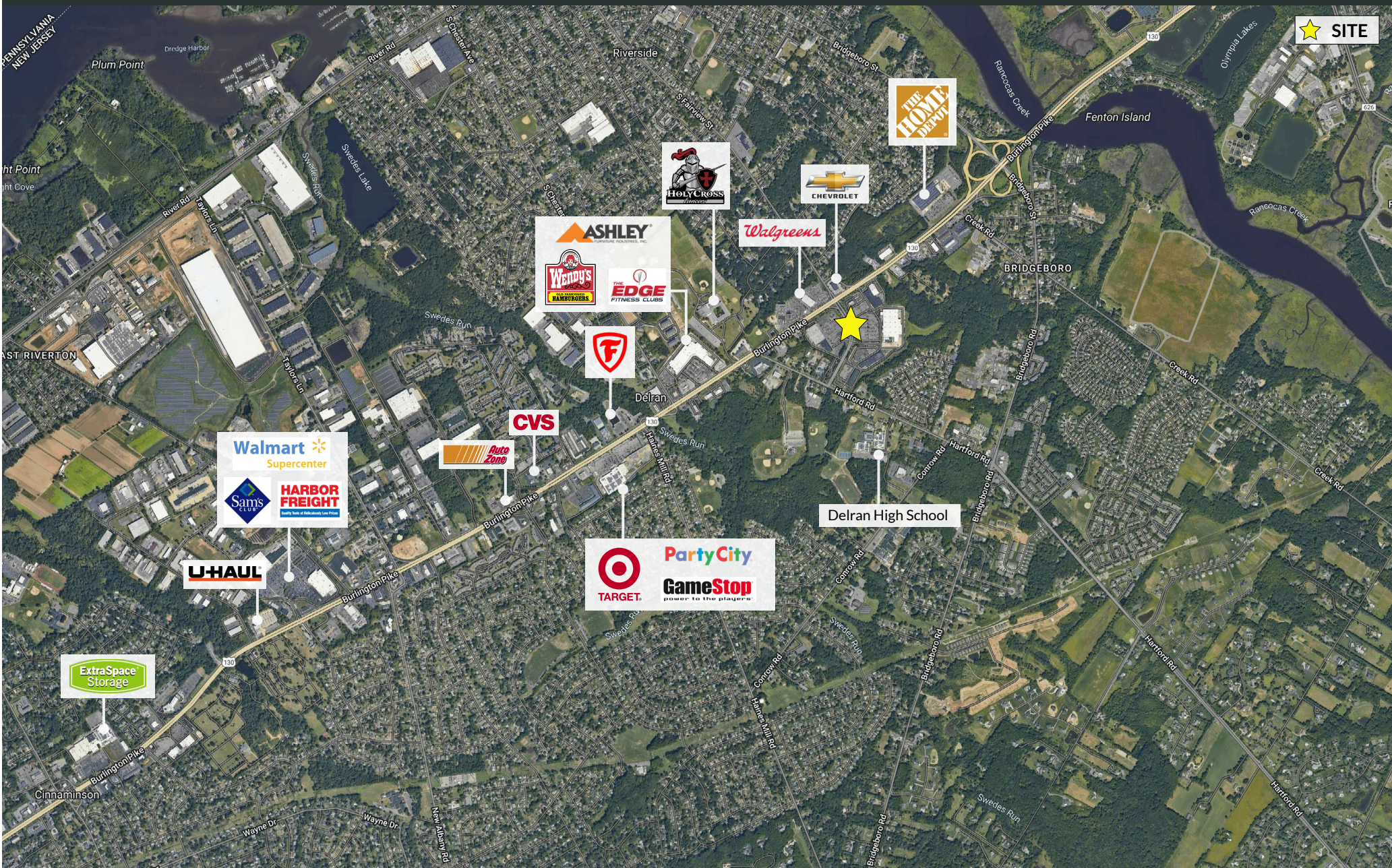
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★ SITE



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