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Hersh Realty Group
 Commercial Real Estate Services

**NNN LEASED
 BENEFICIAL BANK
 BRANCH FOR SALE**

THE SHOPS AT RIVERTON



BUILDING INFORMATION

Location: 716 Broad Street Riverton, New Jersey 08077

Size/SF Available: 3,500 +/- SF Beneficial Bank Branch on .68 acres

Asking Price: 6 CAP

Parking: Abundant on site parking

Availability: Immediately **Zoning:** Commercial

- Property/Area Highlights:**
- 8 years left of initial term plus option periods
 - Lease guaranteed by Beneficial Mutual Savings Bank
 - Easy access to Rt 73, Rt 130 and minutes from Philadelphia
 - Prominent signage with high visibility and easy access from both directions of traffic
 - Surrounded by a wide variety of commercial users and dense residential neighborhoods

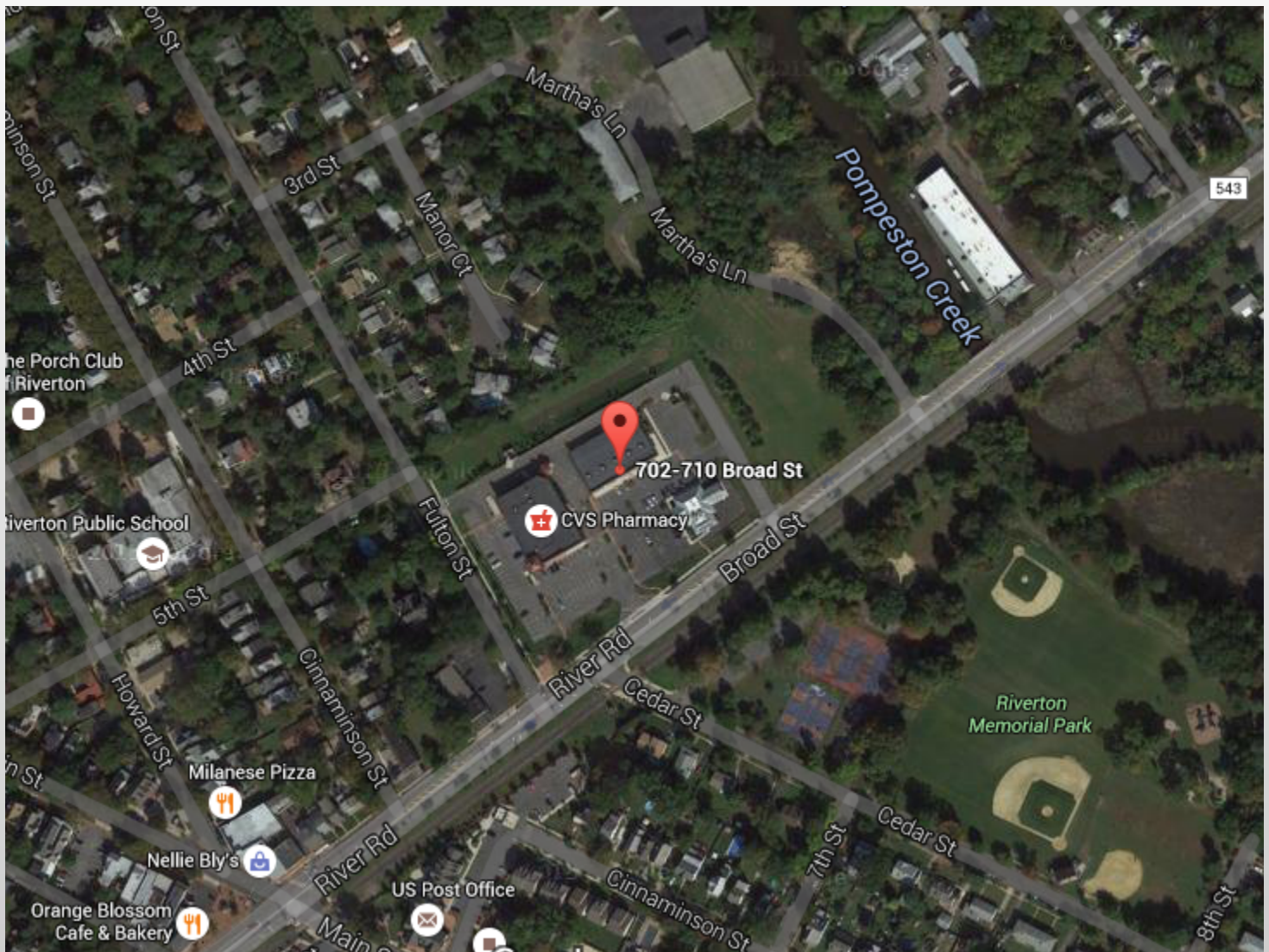
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THE SHOPS AT RIVERTON



Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	10,973	104,576	428,657
Total Households	3,394	42,745	162,248
Average HH Income	\$96,943	\$68,155	\$65,957

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.