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**Hersh Realty Group**  
 Commercial Real Estate Services

**NEWLY BUILT CLASS A  
 STRIP CENTER  
 FOR SALE**

**THE SHOPS AT RIVERTON**



<b>BUILDING INFORMATION</b>	
<b>Location:</b> 702-710 Broad Street Riverton, New Jersey 08077	
<b>Size/SF Available:</b> 10,000 +/- SF Class A Retail Strip Center on 1,827 acres 2,000 SF - 10,000 SF currently available 4,000 SF Fully Equipped and Fixtured Restaurant Available	
<b>Asking Price:</b> \$1,250,000	
<b>Parking:</b> Abundant on site parking	
<b>Availability:</b> Immediately	<b>Zoning:</b> Commercial
<b>Property/Area Highlights:</b>	
<ul style="list-style-type: none"> <li>• Class A Property built in 2009.</li> <li>• Fully equipped and fixtured turn key restaurant available for owner/occupant</li> <li>• Easy access to Rt 73, Rt 130 and minutes from Philadelphia</li> <li>• Prominent signage with high visibility and easy access from both directions of traffic</li> <li>• Surrounded by a wide variety of commercial users and dense residential neighborhoods</li> </ul>	

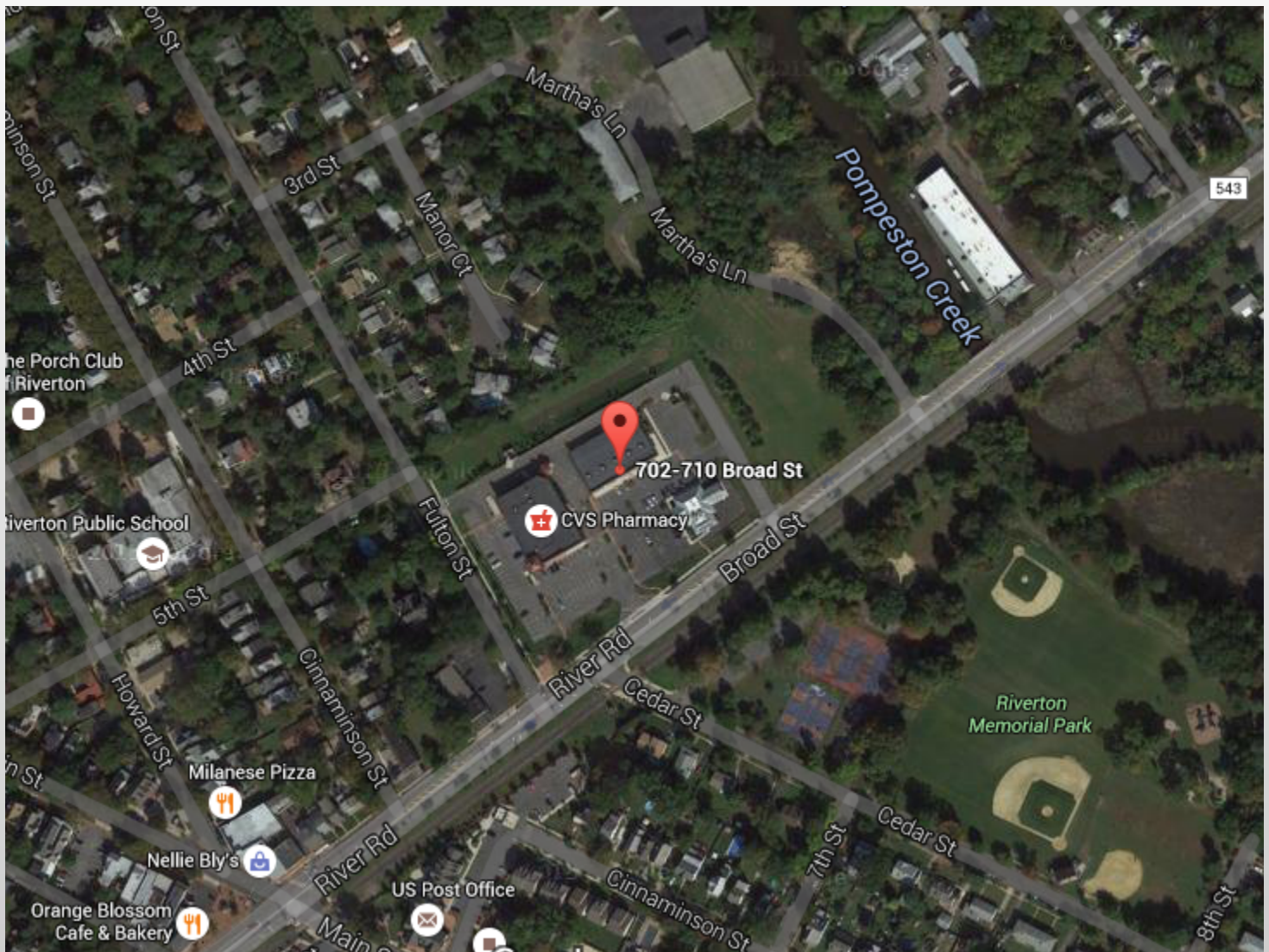
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# THE SHOPS AT RIVERTON



## Demographic Summary

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

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.