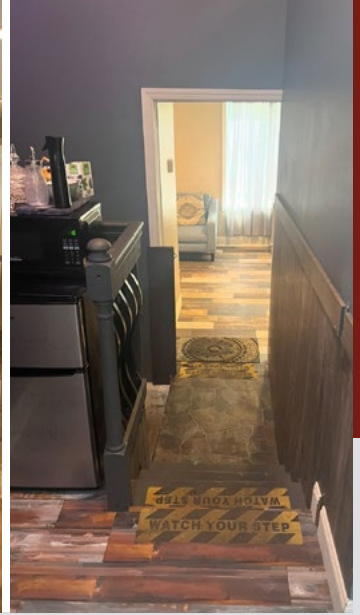


SALE OR LEASE: 1,550± SF RETAIL/COMMERCIAL BUILDING

5050 Route 42 (105 Garfield Ave), Washington Township, Gloucester County, NJ 08012

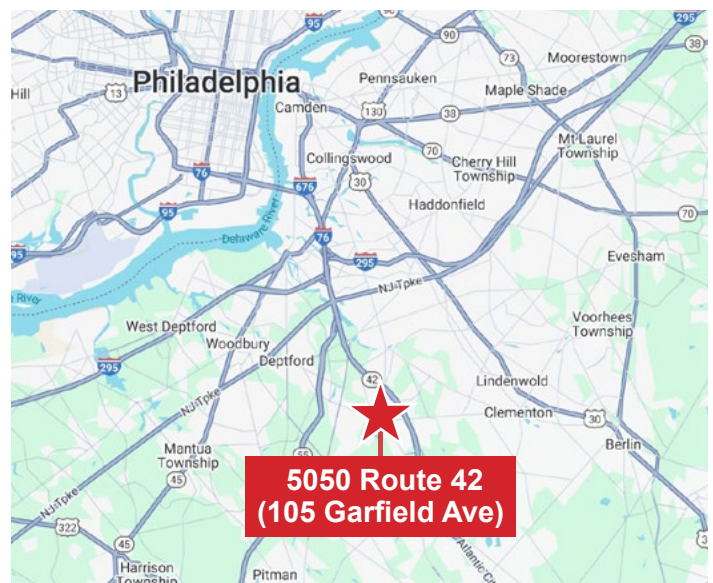


LOCATION

5050 Route 42 (105 Garfield Ave)
Washington Township
Gloucester County, NJ 08012

PROPERTY HIGHLIGHTS

- Existing freestanding 1,550± SF retail/commercial building at the intersection of heavily traveled Route 42 and Garfield Ave
- Turnkey for office use or service retail, with parking plus pylon and building signage
- Available on street parking
- Lot size: 0.34± acres
- Traffic counts: 49,303 ADT on Route 42
- Available immediately
- Nearby retailers at intersection: Raising Cane's, Aldi, Harbor Freight, 7 Brew Coffee, Chick-fil-A, Starbucks
- Zoning: NC - Neighborhood Commercial



PLEASE CONTACT:

Gregory R. Bianchi
Vice President

T. 215-701-3840
gbianchi@eusrealty.com

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ASSOCIATES, INC.
A Full Service Real Estate Company

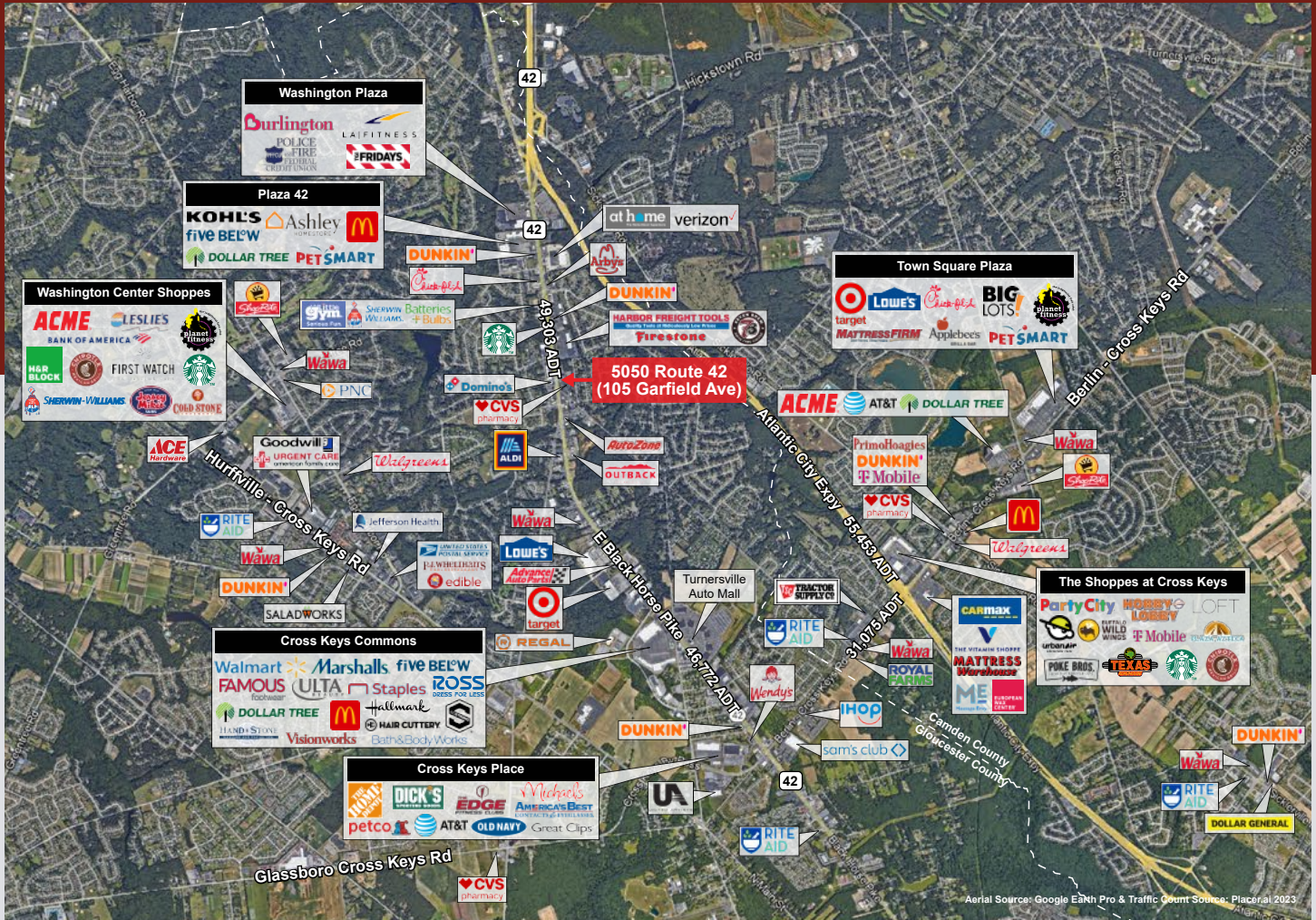
120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

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SALE OR LEASE: 1,550± SF RETAIL/COMMERCIAL BUILDING

5050 Route 42 (105 Garfield Ave), Washington Township, NJ 08012



Demographic Overview	1 Mile	3 Miles	5 Miles
2024 Population	10,782	69,764	218,722
2024 Total Households	4,042	27,176	87,594
2024 Median Household Income	\$93,754	\$98,400	\$92,865
Demographic Source: Applied Geographic Solutions. 2025 Estimates.			

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