



PRIME RETAIL/OFFICE SPACE ON ROWAN'S RETAIL CORRIDOR  
**209 ROWAN BOULEVARD**

 **GLASSBORO, NJ 08028**

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# OFFERING SUMMARY



## SF AVAILABLE

+/- 2,350 SF



## ASKING LEASE RATE

\$14.50/SF NNN



## PARKING

Parking garage and street parking



## SIGNAGE

Façade signage

# AREA HIGHLIGHTS

- ✓ Move-in ready office space on Rowan Boulevard in downtown Glassboro among retail and office downtown storefront suite, benefit from the high foot and car traffic adjacent to Rowan University
- ✓ Private rear entrance from the suite to the attached parking garage as well as available street parking
- ✓ This site is surrounded by copious amenities including Starbucks, LaScala's Fire, Inspira Urgent Care, Lush Nails and Chickie's & Pete's



LOBBY



CONFERENCE ROOM



HEAVILY TRAFFICKED STREET

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	26,649	93,660	348,971
2026 POPULATION PROJECTION	26,970	94,079	349,711
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	9,007	32,527	126,898
2026 HOUSEHOLD PROJECTION	9,120	32,677	127,129
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$98,640	\$116,168	\$107,950
MEDIAN HOUSEHOLD INCOME	\$79,031	\$93,048	\$86,326

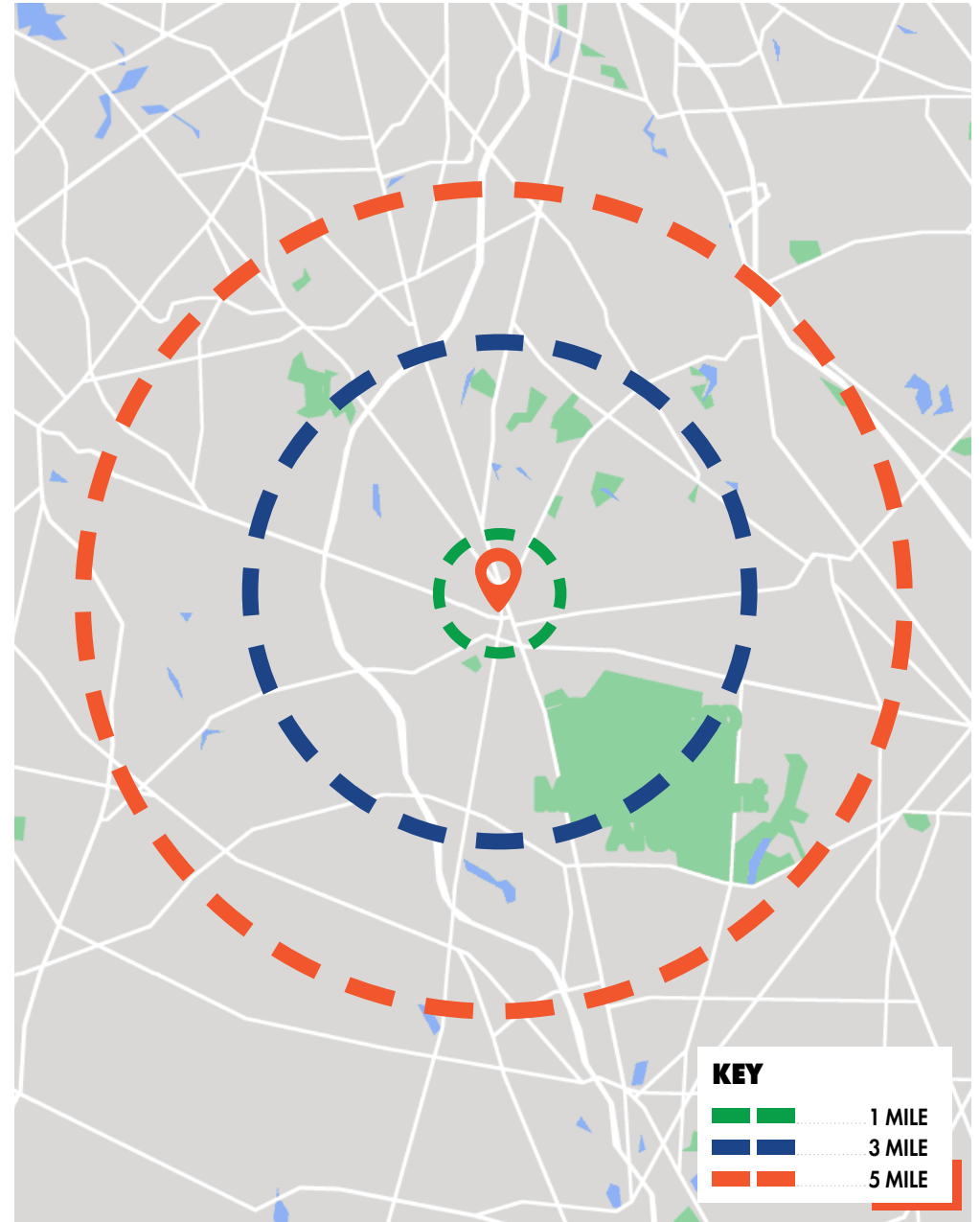
# KEY DISTANCES

**ROWAN UNIVERSITY**  
.1 MILES

**GLOUCESTER OUTLETS**  
8 MILES

**PHILADELPHIA**  
23 MILES

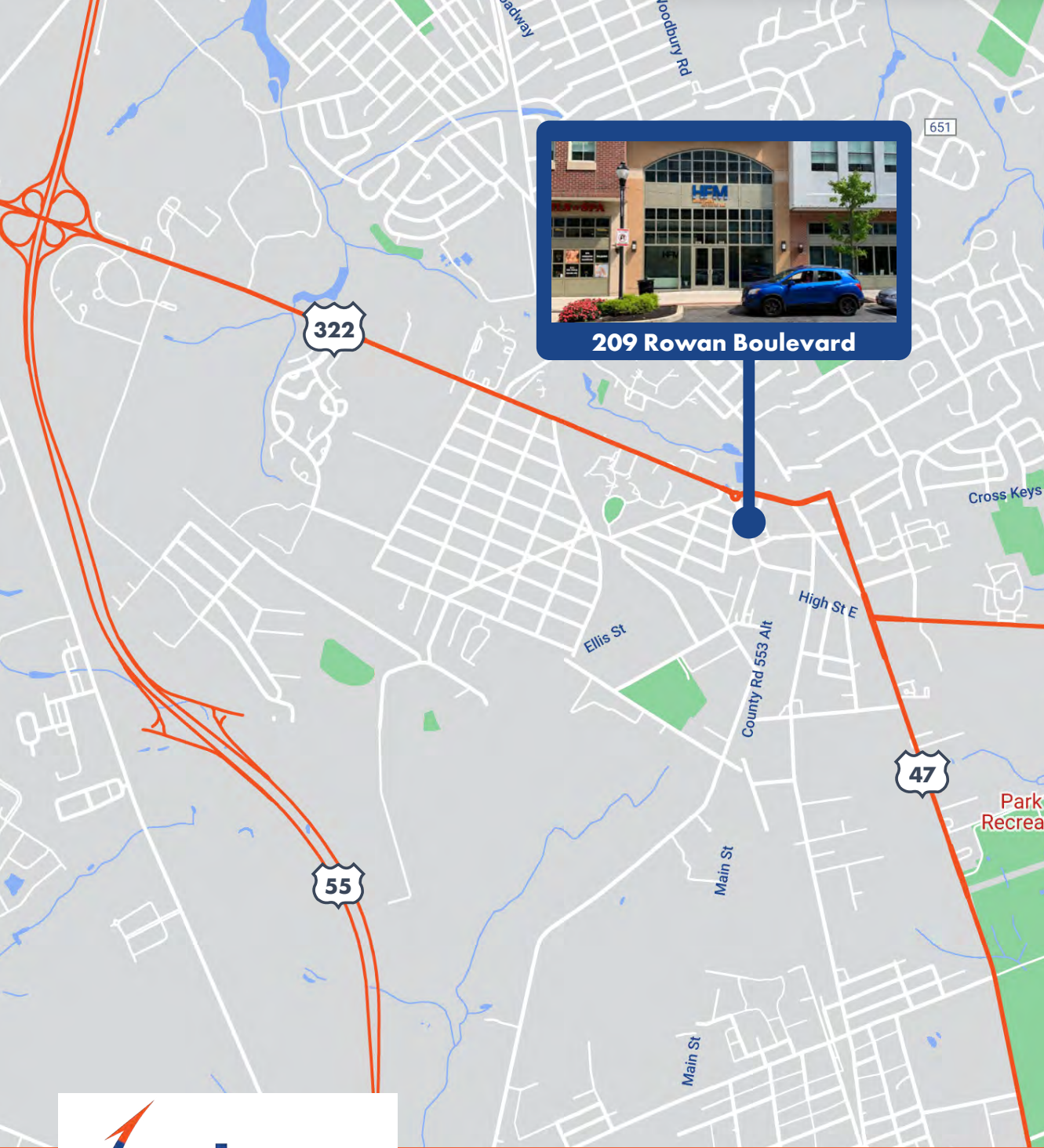
**ATLANTIC CITY**  
48 MILES



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## NEARBY AMENITIES

### DINING

- Axe and Arrow Brewing
- Bonesaw Brewing Company
- California Juice Bar
- Chickie's & Pete's
- Dunkin'
- Hibachi
- Jimmy John's
- Landmark Bar
- LaScala's Fire
- Pancheros
- Popeyes
- Rita's Water Ice
- Smashburger
- Wawa
- Wendy's

### RETAIL

- Aldi
- Barnes & Noble
- Big Lots
- Dollar Tree
- GameStop
- Mr. Tire Auto Service Centers
- RiteAid
- ShopRite
- U-haul
- Walgreens
- Wells Fargo Bank



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