



# Pine Grove Plaza

**TOTAL VISITORS**  
91.5K  
(12 MONTHS)

## OVERVIEW

**18 Broadway Street**  
**Browns Mills, NJ 08015**

**For Lease**  
**County:** Burlington  
**Type:** Retail  
**Total SF:** 86,089

As the most convenient grocery option in Brown Mills, Pine Grove Plaza attracts a large number of local consumers every day. This ACME shadow-anchored property offers an opportunity for an additional pad in its parking area, alongside popular establishments like McDonald's and AutoZone. Pine Grove Plaza also benefits from the presence of a high-performing Dollar Tree and its strategic location near McGuire Air Force Base, which employs nearly 7,700 individuals. Other tenants in diverse categories such as hair, nails, fast food, automotive, and health and fitness further enhance the shopping experience. With an impressive visit frequency of 6.26, Pine Grove's loyal customer base continues to grow exponentially.

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Raymond Hicks**  
*Sr. Leasing Manager*  
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## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	21,619	34,269	75,846
HOUSEHOLDS	6,111	10,326	26,780
AVG. HH INCOME (\$)	\$78,575	\$81,160	\$92,506
MEDIAN AGE	38	35	40

# Pine Grove Plaza

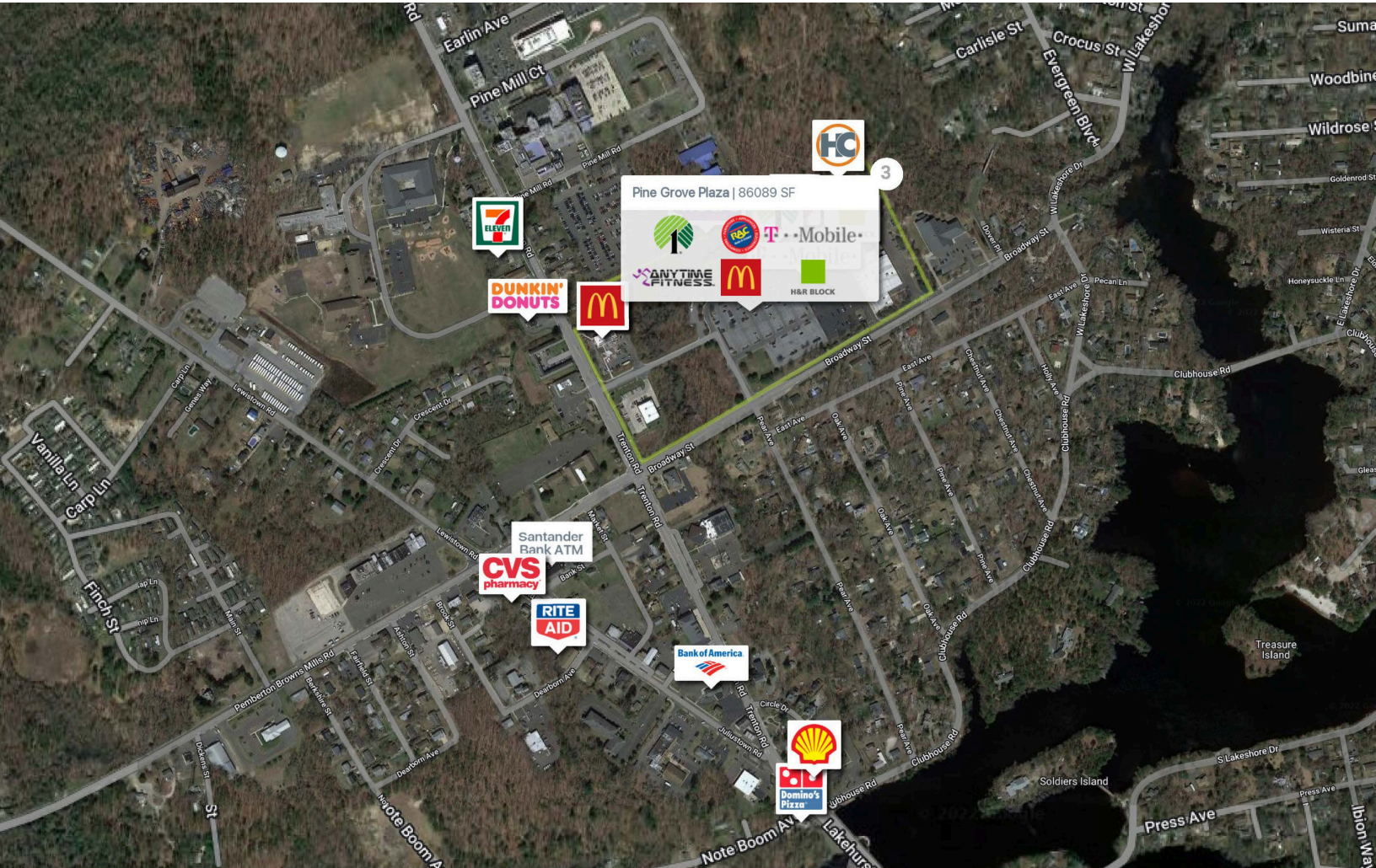
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SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
2	Dollar Tree	9,000	10	H&R Block	1,200
3A	AVAILABLE	4,200	11	Top Nails	1,212
3B	Rent-A-Center	4,200	12	Wright Fight Concepts	1,640
4	T-Mobile	2,160	13	Mills Veterinary Care	2,048
5	Hair Cuttery	1,200	14	Happy Taps, Spirits, Liquors, Wine, Beer	5,640
6	Alba Pizza	1,603	15	Ollie's Bargain Outlet	24,963
7	AVAILABLE	1,140	16	Anytime Fitness	4,800
8	AVAILABLE - Restaurant Ready	2,800	17	McDonald's	3,500
9	AVAILABLE	8,000			

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**AADT:** 6,740 vehicles (Broadway St.)  
**Avg. Hourly Traffic:** 405 vehicles (Broadway St.)

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