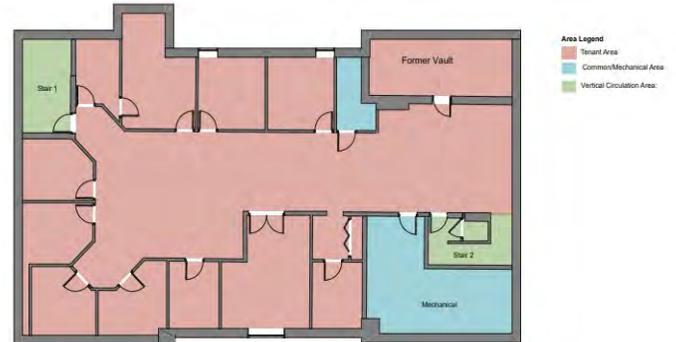


101 West Main Street, Moorestown, NJ 08057

12,380 SF Office building in the heart of downtown Moorestown

Join Retail Sites, LLC at Renovated Headquarters

3,500 SF Entire Lower Level/ or Individual Co-Working/Executive Office Spaces Available



Location

- Building is in the heart of downtown Moorestown
- Located 13-miles from Center City, Philadelphia, 3-miles from New Jersey Turnpike and I-295
- 12,537 ADT on West Main Street

Demographics in a 3-mile radius:

- Average HH incomes: \$137,197
- Population: 62,312

Description

- ±12,380 SF 3-story Office Building
- 3,500 SF Entire Lower Level or Individual Co-Working/ Executive Office Space Available for Lease
- With direct access to free municipal parking lot
- Within walking distance of local food and services. Neighboring Tenants Include: Rite Aid, CVS Pharmacy, TD Bank, Passariello's Pizzeria & Italian Kitchen

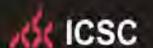


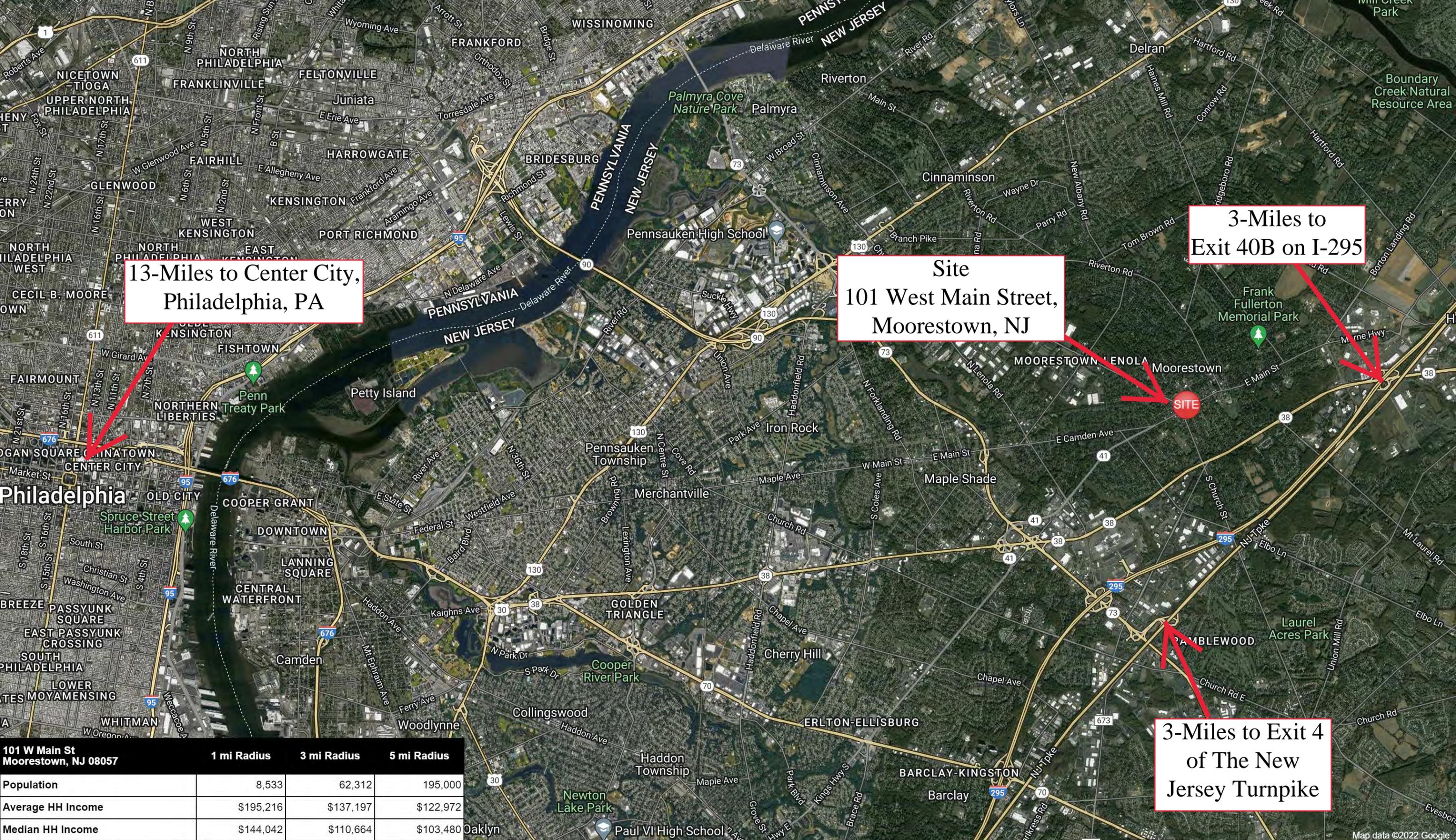
CONTACT INFORMATION

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13-Miles to Center City,
Philadelphia, PA

Site
101 West Main Street,
Moorestown, NJ

3-Miles to
Exit 40B on I-295

3-Miles to Exit 4
of The New
Jersey Turnpike

101 W Main St Moorestown, NJ 08057	1 mi Radius	3 mi Radius	5 mi Radius
Population	8,533	62,312	195,000
Average HH Income	\$195,216	\$137,197	\$122,972
Median HH Income	\$144,042	\$110,664	\$103,480

101 W Main St
Moorestown, NJ 08057

July 2022





Site
101 West Main Street,
Moorestown, NJ

Centerton Square

Cherry Hill Mall

Moorestown Mall

East Gate Square

101 W Main St
Moorestown, NJ 08057

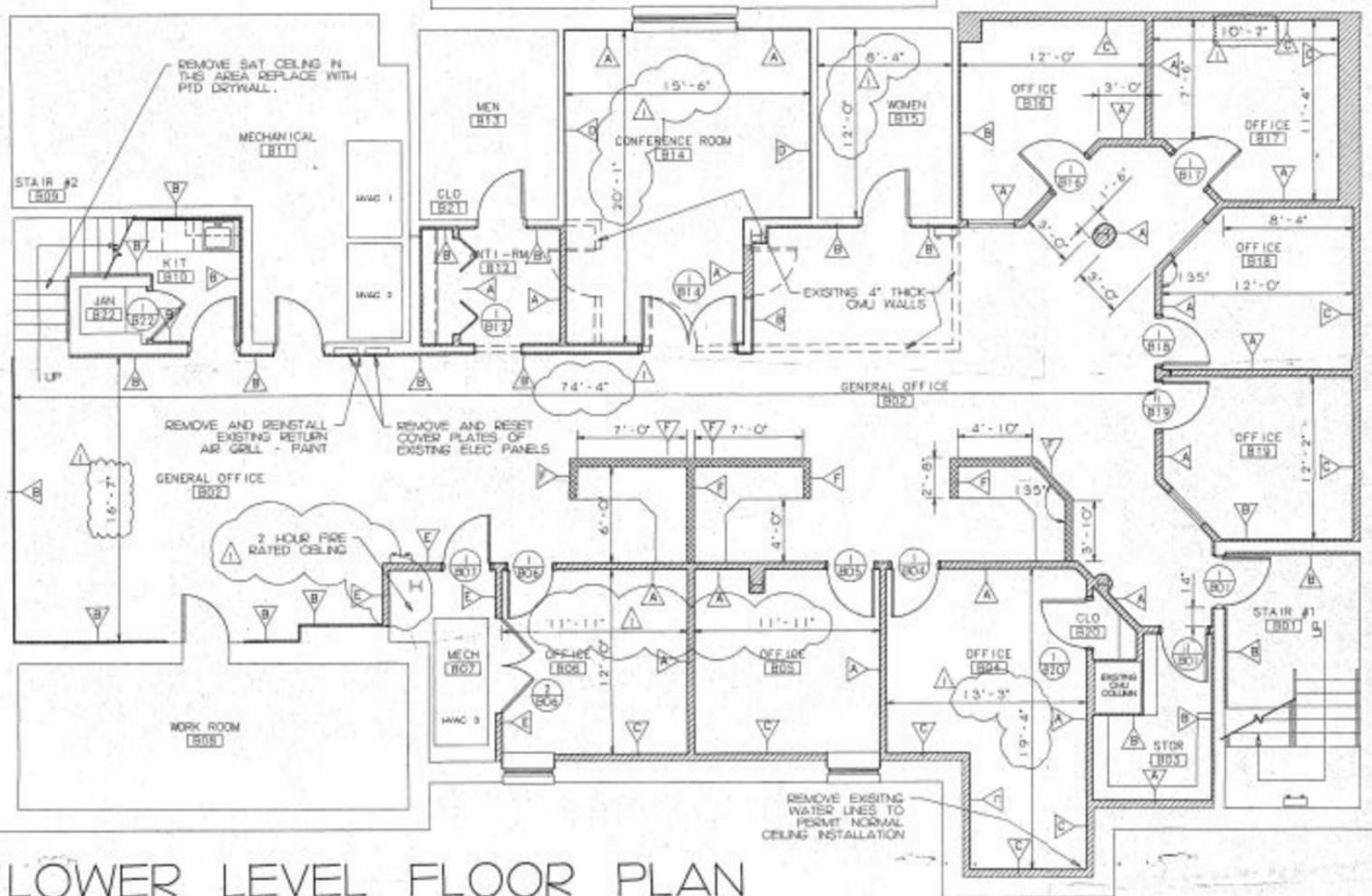
August 2022



An aerial photograph of a residential neighborhood in Moorestown, NJ. A large parking lot is outlined in white, and a specific building within it is outlined in red. Red arrows point from text boxes to these features. The surrounding area consists of houses with dark roofs and green trees.

Public
Parking

Site
101 West Main
Street,
Moorestown, NJ

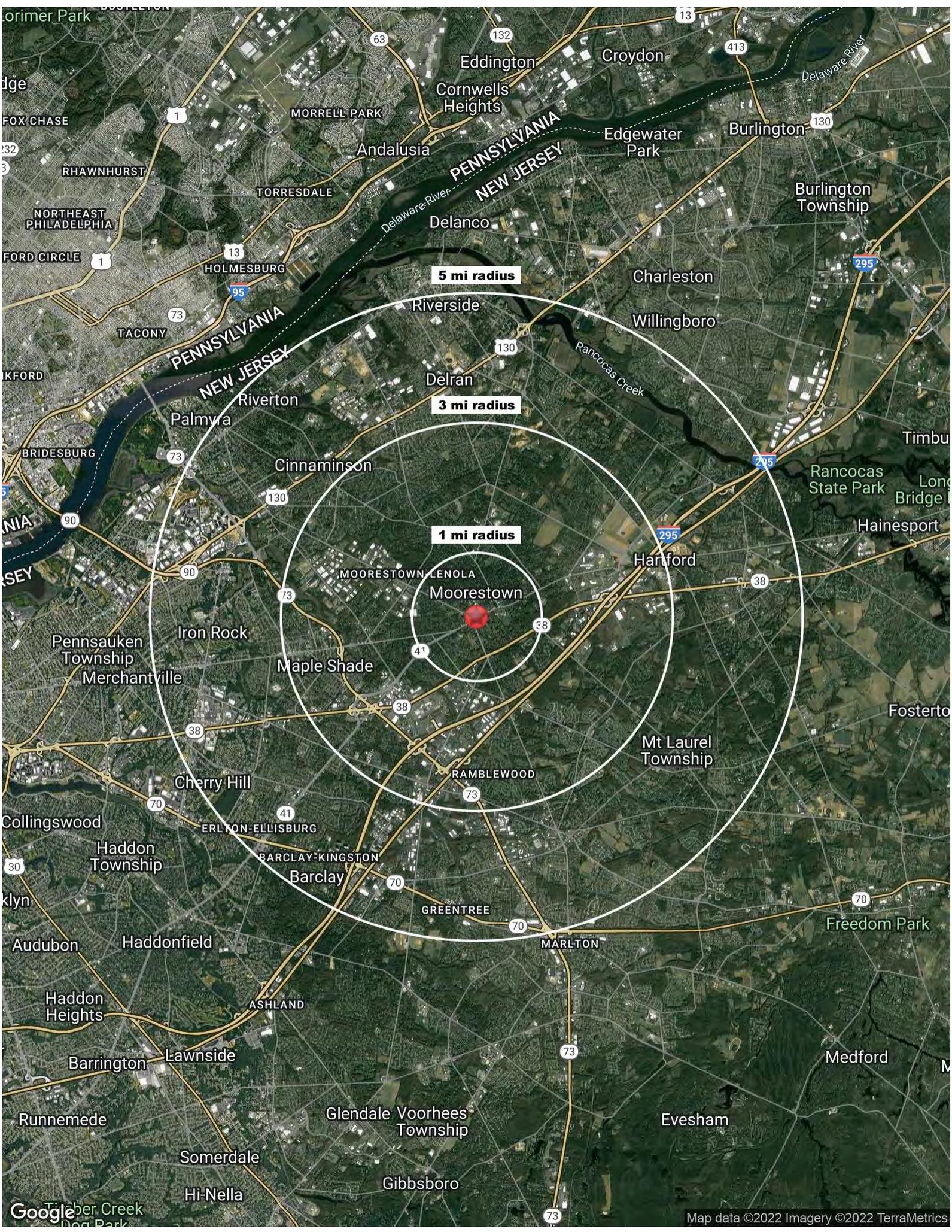


LOWER LEVEL FLOOR PLAN

Retail Sites^{LLC}TM

Lower-Level Photos
101 West Main Street
Moorestown, NJ 08057





Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2022)	8,533	62,312	195,000
Projected Population (2027)	8,442	62,235	196,283
Census Population (2020)	8,306	62,040	194,430
Census Population (2010)	8,324	60,350	186,188
Projected Annual Growth (2022 to 2027)	-91 -0.2%	-77 -	1,283 0.1%
Historical Annual Growth (2020 to 2022)	227 1.4%	273 0.2%	570 0.1%
Historical Annual Growth (2010 to 2020)	-17 -0.1%	1,689 1.4%	8,242 2.2%
Estimated Population Density (2022)	2,718 psm	2,205 psm	2,484 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2022)	3,143	24,772	76,743
Projected Households (2027)	3,138	24,995	77,937
Census Households (2020)	3,058	24,578	76,513
Census Households (2010)	3,087	23,900	72,721
Estimated Households with Children (2022)	1,090 34.7%	7,458 30.1%	23,433 30.5%
Estimated Average Household Size (2022)	2.67	2.48	2.52
Average Household Income			
Estimated Average Household Income (2022)	\$195,216	\$137,197	\$122,972
Projected Average Household Income (2027)	\$251,359	\$170,897	\$150,764
Estimated Average Family Income (2022)	\$230,114	\$171,272	\$146,394
Median Household Income			
Estimated Median Household Income (2022)	\$144,042	\$110,664	\$103,480
Projected Median Household Income (2027)	\$174,885	\$131,858	\$124,458
Estimated Median Family Income (2022)	\$174,769	\$138,895	\$126,357
Per Capita Income			
Estimated Per Capita Income (2022)	\$72,018	\$54,642	\$48,465
Projected Per Capita Income (2027)	\$93,545	\$68,735	\$59,932
Estimated Per Capita Income 5 Year Growth	\$21,528 29.9%	\$14,094 25.8%	\$11,467 23.7%
Estimated Average Household Net Worth (2022)	\$2,649,424	\$1,767,945	\$1,612,442
Daytime Demos (2022)			
Total Businesses	448	3,451	10,354
Total Employees	4,166	60,816	144,048
Company Headquarter Businesses	13 3.0%	177 5.1%	492 4.8%
Company Headquarter Employees	710 17.0%	22,819 37.5%	38,808 26.9%
Employee Population per Business	9.3	17.6	13.9
Residential Population per Business	19.0	18.1	18.8

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2022)	6,666	78.1%	45,296	72.7%	133,513	68.5%	
Black or African American (2022)	695	8.2%	5,990	9.6%	21,903	11.2%	
American Indian or Alaska Native (2022)	20	0.2%	142	0.2%	449	0.2%	
Asian (2022)	363	4.3%	4,632	7.4%	16,663	8.5%	
Hawaiian or Pacific Islander (2022)	-	-	27	-	77	-	
Other Race (2022)	246	2.9%	2,229	3.6%	8,870	4.5%	
Two or More Races (2022)	542	6.4%	3,996	6.4%	13,525	6.9%	
Not Hispanic or Latino Population (2022)	8,065	94.5%	57,769	92.7%	177,957	91.3%	
Hispanic or Latino Population (2022)	468	5.5%	4,543	7.3%	17,043	8.7%	
Not Hispanic or Latino Population (2027)	7,975	94.5%	57,679	92.7%	179,001	91.2%	
Hispanic or Latino Population (2027)	467	5.5%	4,556	7.3%	17,282	8.8%	
Not Hispanic or Latino Population (2020)	7,871	94.8%	57,624	92.9%	178,069	91.6%	
Hispanic or Latino Population (2020)	435	5.2%	4,415	7.1%	16,361	8.4%	
Not Hispanic or Latino Population (2010)	8,021	96.4%	57,320	95.0%	175,842	94.4%	
Hispanic or Latino Population (2010)	302	3.6%	3,030	5.0%	10,346	5.6%	
Projected Hispanic Annual Growth (2022 to 2027)	-1	-	13	-	239	0.3%	
Historic Hispanic Annual Growth (2010 to 2022)	166	4.6%	1,513	4.2%	6,697	5.4%	
Age Distribution (2022)							
Age Under 5	339	4.0%	2,748	4.4%	9,070	4.7%	
Age 5 to 9 Years	531	6.2%	3,553	5.7%	10,994	5.6%	
Age 10 to 14 Years	651	7.6%	3,947	6.3%	12,286	6.3%	
Age 15 to 19 Years	575	6.7%	3,675	5.9%	11,625	6.0%	
Age 20 to 24 Years	358	4.2%	3,195	5.1%	9,813	5.0%	
Age 25 to 29 Years	326	3.8%	3,572	5.7%	11,352	5.8%	
Age 30 to 34 Years	357	4.2%	3,634	5.8%	12,244	6.3%	
Age 35 to 39 Years	471	5.5%	3,846	6.2%	12,648	6.5%	
Age 40 to 44 Years	564	6.6%	4,215	6.8%	13,291	6.8%	
Age 45 to 49 Years	591	6.9%	4,176	6.7%	12,875	6.6%	
Age 50 to 54 Years	659	7.7%	4,478	7.2%	13,973	7.2%	
Age 55 to 59 Years	634	7.4%	4,189	6.7%	13,243	6.8%	
Age 60 to 64 Years	642	7.5%	4,320	6.9%	13,314	6.8%	
Age 65 to 74 Years	978	11.5%	6,961	11.2%	21,368	11.0%	
Age 75 to 84 Years	581	6.8%	4,005	6.4%	12,060	6.2%	
Age 85 Years or Over	277	3.2%	1,801	2.9%	4,845	2.5%	
Median Age	44.9		42.9		42.2		
Gender Age Distribution (2022)							
Female Population	4,445	52.1%	32,224	51.7%	101,023	51.8%	
Age 0 to 19 Years	1,008	22.7%	6,766	21.0%	21,517	21.3%	
Age 20 to 64 Years	2,386	53.7%	18,210	56.5%	57,769	57.2%	
Age 65 Years or Over	1,051	23.6%	7,247	22.5%	21,737	21.5%	
Female Median Age	46.4		44.2		43.5		
Male Population	4,088	47.9%	30,088	48.3%	93,977	48.2%	
Age 0 to 19 Years	1,088	26.6%	7,155	23.8%	22,458	23.9%	
Age 20 to 64 Years	2,216	54.2%	17,414	57.9%	54,984	58.5%	
Age 65 Years or Over	785	19.2%	5,519	18.3%	16,535	17.6%	
Male Median Age	43.1		41.6		40.9		

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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2022)						
HH Income \$200,000 or More	988	31.4%	4,618	18.6%	12,446	16.2%
HH Income \$150,000 to \$199,999	470	15.0%	2,772	11.2%	8,336	10.9%
HH Income \$100,000 to \$149,999	642	20.4%	4,877	19.7%	15,204	19.8%
HH Income \$75,000 to \$99,999	330	10.5%	3,132	12.6%	11,176	14.6%
HH Income \$50,000 to \$74,999	308	9.8%	3,704	15.0%	12,524	16.3%
HH Income \$35,000 to \$49,999	103	3.3%	1,909	7.7%	5,904	7.7%
HH Income \$25,000 to \$34,999	66	2.1%	1,324	5.3%	3,996	5.2%
HH Income \$15,000 to \$24,999	69	2.2%	1,091	4.4%	3,312	4.3%
HH Income Under \$15,000	166	5.3%	1,346	5.4%	3,845	5.0%
HH Income \$35,000 or More	2,842	90.4%	21,012	84.8%	65,589	85.5%
HH Income \$75,000 or More	2,431	77.3%	15,398	62.2%	47,161	61.5%
Housing (2022)						
Total Housing Units	3,325		26,238		81,012	
Housing Units Occupied	3,143	94.5%	24,772	94.4%	76,743	94.7%
Housing Units Owner-Occupied	2,534	80.6%	18,064	72.9%	59,142	77.1%
Housing Units, Renter-Occupied	609	19.4%	6,708	27.1%	17,601	22.9%
Housing Units, Vacant	182	5.8%	1,465	5.9%	4,269	5.6%
Marital Status (2022)						
Never Married	1,952	27.8%	15,563	29.9%	49,854	30.7%
Currently Married	3,846	54.8%	26,902	51.7%	82,141	50.5%
Separated	351	5.0%	2,097	4.0%	6,292	3.9%
Widowed	325	4.6%	3,169	6.1%	9,617	5.9%
Divorced	538	7.7%	4,335	8.3%	14,746	9.1%
Household Type (2022)						
Population Family	7,418	86.9%	51,536	82.7%	163,803	84.0%
Population Non-Family	973	11.4%	9,890	15.9%	29,396	15.1%
Population Group Quarters	142	1.7%	887	1.4%	1,801	0.9%
Family Households	2,322	73.9%	16,442	66.4%	52,104	67.9%
Non-Family Households	821	26.1%	8,330	33.6%	24,639	32.1%
Married Couple with Children	811	21.1%	5,648	21.0%	17,539	21.4%
Average Family Household Size	3.2		3.1		3.1	
Household Size (2022)						
1 Person Households	726	23.1%	7,070	28.5%	20,956	27.3%
2 Person Households	1,091	34.7%	8,329	33.6%	25,824	33.7%
3 Person Households	511	16.3%	3,876	15.6%	12,435	16.2%
4 Person Households	483	15.4%	3,402	13.7%	10,883	14.2%
5 Person Households	243	7.7%	1,495	6.0%	4,634	6.0%
6 or More Person Households	89	2.8%	600	2.4%	2,012	2.6%
Household Vehicles (2022)						
Households with 0 Vehicles Available	124	3.9%	990	4.0%	3,130	4.1%
Households with 1 Vehicles Available	710	22.6%	8,057	32.5%	24,714	32.2%
Households with 2 or More Vehicles Available	2,309	73.5%	15,726	63.5%	48,899	63.7%
Total Vehicles Available	6,774		47,933		146,227	
Average Vehicles Per Household	2.2		1.9		1.9	

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	6,861		51,194		160,025	
Estimated Civilian Employed	4,338	63.2%	32,661	63.8%	101,238	63.3%
Estimated Civilian Unemployed	104	1.5%	1,229	2.4%	3,979	2.5%
Estimated in Armed Forces	57	0.8%	256	0.5%	1,350	0.8%
Estimated Not in Labor Force	2,361	34.4%	17,049	33.3%	53,457	33.4%
Unemployment Rate	1.5%		2.4%		2.5%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	4,338		32,661		101,238	
Management, Business, Financial Operations	1,041	24.0%	6,945	21.3%	19,809	19.6%
Professional, Related	1,465	33.8%	9,931	30.4%	30,437	30.1%
Service	404	9.3%	4,347	13.3%	13,598	13.4%
Sales, Office	914	21.1%	6,736	20.6%	20,836	20.6%
Farming, Fishing, Forestry	-	-	13	-	77	-
Construct, Extraction, Maintenance	239	5.5%	1,860	5.7%	6,784	6.7%
Production, Transport Material Moving	275	6.3%	2,829	8.7%	9,697	9.6%
White Collar Workers	3,421	78.8%	23,612	72.3%	71,082	70.2%
Blue Collar Workers	918	21.2%	9,049	27.7%	30,156	29.8%
Consumer Expenditure (2022)						
Total Household Expenditure	\$372.42 M		\$2.2 B		\$6.28 B	
Total Non-Retail Expenditure	\$198.81 M	53.4%	\$1.17 B	53.1%	\$3.33 B	53.0%
Total Retail Expenditure	\$173.61 M	46.6%	\$1.03 B	46.9%	\$2.95 B	47.0%
Apparel	\$13.59 M	3.6%	\$79.21 M	3.6%	\$224.94 M	3.6%
Contributions	\$13.87 M	3.7%	\$78.24 M	3.6%	\$219.28 M	3.5%
Education	\$14.03 M	3.8%	\$76.03 M	3.5%	\$210.25 M	3.4%
Entertainment	\$22.09 M	5.9%	\$128.33 M	5.8%	\$364.59 M	5.8%
Food and Beverages	\$53.04 M	14.2%	\$317.63 M	14.4%	\$909.33 M	14.5%
Furnishings and Equipment	\$13.59 M	3.6%	\$79.29 M	3.6%	\$225.54 M	3.6%
Gifts	\$10.77 M	2.9%	\$60.18 M	2.7%	\$167.19 M	2.7%
Health Care	\$29.57 M	7.9%	\$179.58 M	8.2%	\$516.59 M	8.2%
Household Operations	\$15.29 M	4.1%	\$88.95 M	4.0%	\$252.23 M	4.0%
Miscellaneous Expenses	\$7.14 M	1.9%	\$42.1 M	1.9%	\$119.82 M	1.9%
Personal Care	\$4.98 M	1.3%	\$29.52 M	1.3%	\$84.22 M	1.3%
Personal Insurance	\$2.97 M	0.8%	\$16.8 M	0.8%	\$47.35 M	0.8%
Reading	\$832.84 K	0.2%	\$4.89 M	0.2%	\$13.88 M	0.2%
Shelter	\$77.93 M	20.9%	\$461.41 M	21.0%	\$1.31 B	20.9%
Tobacco	\$1.69 M	0.5%	\$11.24 M	0.5%	\$32.96 M	0.5%
Transportation	\$66.36 M	17.8%	\$396.45 M	18.0%	\$1.14 B	18.1%
Utilities	\$24.66 M	6.6%	\$152.14 M	6.9%	\$439.2 M	7.0%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	6,079		45,196		141,212	
Elementary (Grade Level 0 to 8)	36	0.6%	887	2.0%	3,131	2.2%
Some High School (Grade Level 9 to 11)	87	1.4%	1,144	2.5%	5,109	3.6%
High School Graduate	885	14.6%	10,403	23.0%	34,218	24.2%
Some College	726	11.9%	6,908	15.3%	23,918	16.9%
Associate Degree Only	391	6.4%	3,747	8.3%	11,270	8.0%
Bachelor Degree Only	2,126	35.0%	12,795	28.3%	38,776	27.5%
Graduate Degree	1,828	30.1%	9,312	20.6%	24,790	17.6%

Expanded Profile

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Lat/Lon: 39.9634/-74.9487

101 W Main St Moorestown, NJ 08057	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2022)						
1 Detached Unit	2,373	76.9%	15,872	66.4%	49,468	68.0%
1 Attached Unit	362	11.7%	3,056	12.8%	11,058	15.2%
2 to 4 Units	137	4.4%	1,665	7.0%	4,111	5.7%
5 to 9 Units	93	3.0%	1,034	4.3%	3,050	4.2%
10 to 19 Units	93	3.0%	1,070	4.5%	2,482	3.4%
20 to 49 Units	50	1.6%	773	3.2%	1,975	2.7%
50 or More Units	27	0.9%	1,221	5.1%	4,300	5.9%
Mobile Home or Trailer	8	0.3%	81	0.3%	301	0.4%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2022)						
Homes Built 2010 or later	115	3.7%	791	3.3%	2,374	3.3%
Homes Built 2000 to 2009	202	6.6%	1,839	7.7%	5,461	7.5%
Homes Built 1990 to 1999	232	7.5%	3,274	13.7%	10,395	14.3%
Homes Built 1980 to 1989	217	7.0%	2,777	11.6%	11,194	15.4%
Homes Built 1970 to 1979	394	12.8%	5,584	23.4%	13,284	18.3%
Homes Built 1960 to 1969	409	13.2%	4,210	17.6%	13,640	18.8%
Homes Built 1950 to 1959	448	14.5%	2,845	11.9%	10,520	14.5%
Homes Built Before 1949	1,125	36.5%	3,454	14.5%	9,875	13.6%
Home Values (2022)						
Home Values \$1,000,000 or More	84	3.3%	256	1.4%	577	1.0%
Home Values \$500,000 to \$999,999	825	32.6%	3,173	17.6%	6,287	10.6%
Home Values \$400,000 to \$499,999	477	18.8%	1,667	9.2%	4,206	7.1%
Home Values \$300,000 to \$399,999	563	22.2%	4,120	22.8%	12,022	20.3%
Home Values \$200,000 to \$299,999	438	17.3%	5,332	29.5%	20,317	34.4%
Home Values \$150,000 to \$199,999	75	3.0%	2,062	11.4%	9,419	15.9%
Home Values \$100,000 to \$149,999	39	1.6%	945	5.2%	4,049	6.8%
Home Values \$70,000 to \$99,999	18	0.7%	258	1.4%	964	1.6%
Home Values \$50,000 to \$69,999	8	0.3%	27	0.2%	487	0.8%
Home Values \$25,000 to \$49,999	4	0.2%	55	0.3%	208	0.4%
Home Values Under \$25,000	3	0.1%	170	0.9%	607	1.0%
Owner-Occupied Median Home Value	\$441,549		\$338,253		\$293,507	
Renter-Occupied Median Rent	\$1,197		\$1,243		\$1,267	
Transportation To Work (2022)						
Drive to Work Alone	3,266	75.3%	26,917	82.4%	82,615	81.6%
Drive to Work in Carpool	387	8.9%	2,169	6.6%	7,320	7.2%
Travel to Work by Public Transportation	232	5.4%	1,337	4.1%	4,179	4.1%
Drive to Work on Motorcycle	7	0.2%	11	-	49	-
Walk or Bicycle to Work	102	2.3%	344	1.1%	1,171	1.2%
Other Means	16	0.4%	147	0.4%	524	0.5%
Work at Home	328	7.6%	1,736	5.3%	5,381	5.3%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	1,365	31.5%	8,946	27.4%	24,010	23.7%
Travel to Work in 15 to 29 Minutes	1,162	26.8%	10,077	30.9%	32,917	32.5%
Travel to Work in 30 to 59 Minutes	995	22.9%	9,018	27.6%	29,396	29.0%
Travel to Work in 60 Minutes or More	488	11.3%	2,884	8.8%	9,535	9.4%
Average Minutes Travel to Work	20.3		22.2		23.5	