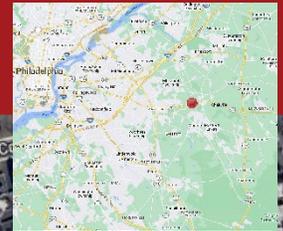# Hartford Square Mixed-Use Center
Join Starbucks, CVS, Virtua, Remax, and more

Three (3) Pad Sites Available for Ground Lease & Build To Suit

135 NJ Route 70, Medford, NJ 08055

Pad Site C
2.58 acres
Up to 18 townhomes or 20,000 sf one story building with 131 spaces

Pad Site A
1.35 acres
Up to 9,600 sf one story building with 58 spaces

Hartford Village
55+ community
70 units

Medford Walk Townhomes
102 units

10,189

Pad Site B
0.72 acres
Up to 3,022 sf with drive thru with 20-25 spaces

21,202

9,313

Location

- NW Corner of Rt.70 & Hartford Road at traffic light

- Cross access to new 102-unit Medford Walk townhome community

- 21,202 ADT on Route 70
  10,189 ADT on Hartford Road
  31,391 ADT

- Average Household Income within 3 miles: $183,696

- Permitted Uses Include: Restaurants, retail, medical, office, veterinary, educational, daycare, and more
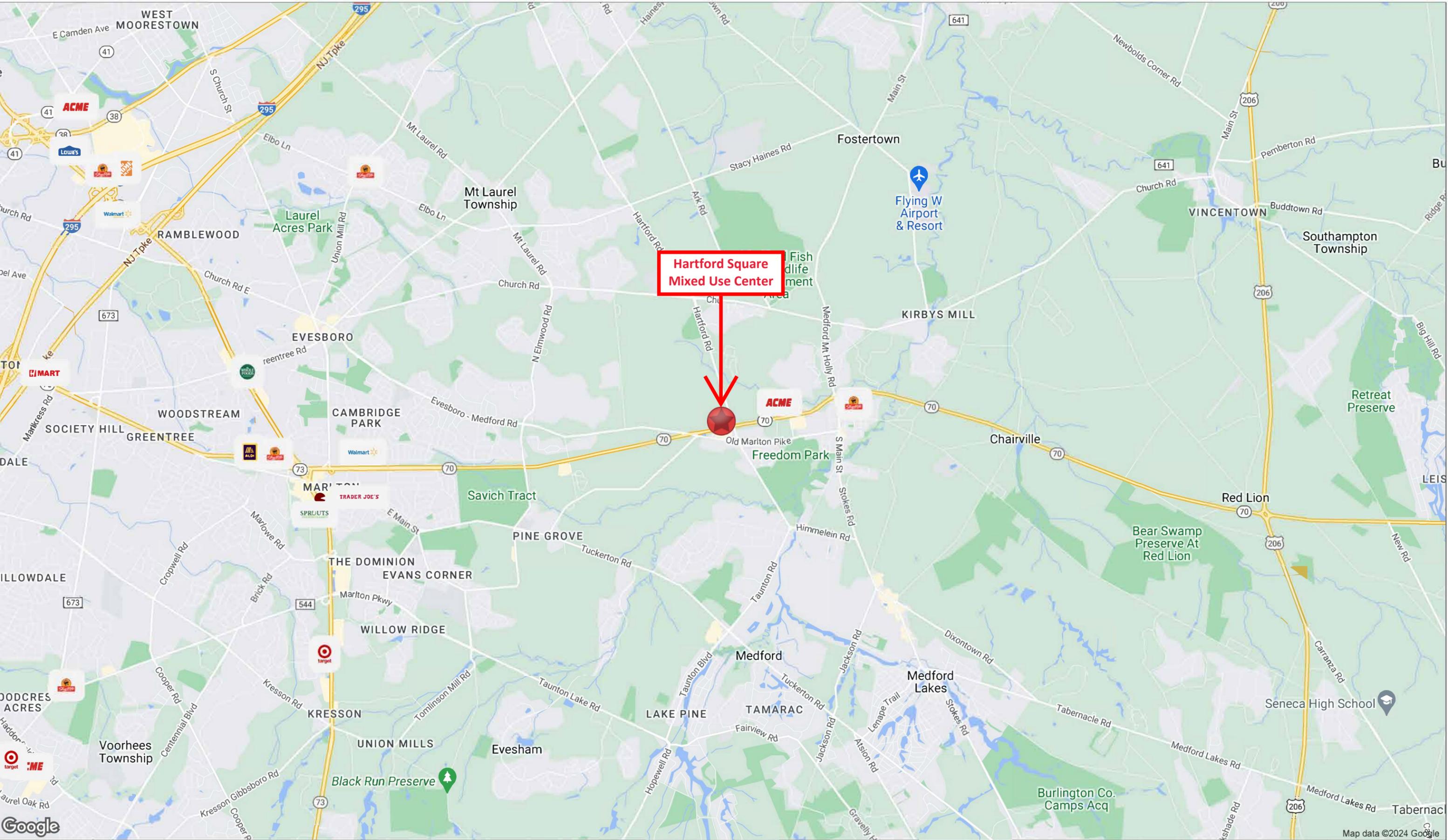
Description

- Mixed-Use Project 35,948 sf Center

- Virtua Orthopedics, Starbucks, CVS, Columbia Bank and Remax

- Three (3) Pads:

  - Pad A – 1.35 acres, up to 9,600 sf one story building with 58 parking spaces.

  - Pad B –.72 acres- up to 3,022 sf with drive thru and 25 parking spaces.

  - Pad C – 2.58 acres, up to 18 townhomes or 20,000 sf 1 story bldg with 131 parking spaces.

CONTACT INFORMATION:

ICSC

Tyler Arsenault
Email: tarsenault@retailsites.net
Office: (856) 778-4900
Cell: (609) 751-2965

135 NJ-70

Medford, NJ 08055

May 2024

Retail Sites

Pad Site C
2.58 acres
Up to 18 townhomes or 20,000 sf one story building with 131 spaces

Pad Site A
1.35 acres
Up to 9,600 sf one story building with 58 spaces

Hartford Village
55+ community
70 units

Medford Walk
Townhomes
102 units

10,189

Virtua HEALTH

CVS pharmacy

Columbia Bank

22,725

Pad Site B
0.72 acres
Up to 3,022 sf with drive thru with 20-25 spaces

21,202

9,313

Popeyes

8,324

1,386 Eastbound

Marlton Pike

Old Marlton Pike

Medport Diner

Old Marlton Pike   Old Marlton Pike

Pad Site C
2.58 acres
Up to 18 townhomes or 20,000 sf one-story building with 131 spaces

Hartford Village 55+ Independent Living Community 70 units

Pad Site A
1.35 acres
Up to 9,600 sf one-story building with 58 spaces

Connection to brand new 102 unit Medford Walk townhomes

20,000 SQFT

Virtua HEALTH

Hartford Road

Owned by NJDOT

Columbia Bank

Starbucks RE/MAX

CVS

Pad Site B
0.72 acres
Up to 3,022 sf with drive thru and 20-25 spaces

Route 70

Lat/Lon: 39.901/-74.8463

135 NJ-70 Medford, NJ 08055	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	2,463		32,966		104,161	
Projected Population (2028)	2,678		33,836		108,194	
Census Population (2020)	2,304		31,711		101,156	
Census Population (2010)	1,837		28,904		97,117	
Projected Annual Growth (2023 to 2028)	215	1.7%	870	0.5%	4,033	0.8%
Historical Annual Growth (2020 to 2023)	159	2.3%	1,255	1.3%	3,005	1.0%
Historical Annual Growth (2010 to 2020)	467	8.5%	2,807	3.2%	4,039	1.4%
Estimated Population Density (2023)	784	psm	1,167	psm	1,327	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	1,008		12,851		41,797	
Projected Households (2028)	1,092		13,139		43,358	
Census Households (2020)	978		12,355		39,871	
Census Households (2010)	762		10,991		37,545	
Estimated Households with Children (2023)	469	46.5%	5,179	40.3%	14,490	34.7%
Estimated Average Household Size (2023)	2.42		2.53		2.48	
Average Household Income						
Estimated Average Household Income (2023)	$158,394		$183,696		$179,558	
Projected Average Household Income (2028)	$158,213		$196,025		$189,286	
Estimated Average Family Income (2023)	$194,852		$226,506		$211,592	
Median Household Income						
Estimated Median Household Income (2023)	$137,710		$141,204		$136,285	
Projected Median Household Income (2028)	$140,128		$145,600		$139,451	
Estimated Median Family Income (2023)	$167,680		$168,679		$164,542	
Per Capita Income						
Estimated Per Capita Income (2023)	$64,894		$71,713		$72,112	
Projected Per Capita Income (2028)	$64,553		$76,220		$75,913	
Estimated Per Capita Income 5 Year Growth	-$341	-0.5%	$4,507	6.3%	$3,801	5.3%
Estimated Average Household Net Worth (2023)	$1,932,104		$1,921,887		$1,797,906	
Daytime Demos (2023)						
Total Businesses	169		1,119		3,768	
Total Employees	1,754		9,886		37,957	
Company Headquarter Businesses	7	4.3%	37	3.3%	144	3.8%
Company Headquarter Employees	104	5.9%	673	6.8%	5,527	14.6%
Employee Population per Business	10.4		8.8		10.1	
Residential Population per Business	14.5		29.5		27.6	

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Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites LLC

Lat/Lon: 39.901/-74.8463

135 NJ-70 Medford, NJ 08055	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	2,061	83.7%	26,359	80.0%	80,997	77.8%
Black or African American (2023)	139	5.6%	2,323	7.0%	9,047	8.7%
American Indian or Alaska Native (2023)	4	0.2%	39	0.1%	119	0.1%
Asian (2023)	95	3.8%	2,314	7.0%	7,754	7.4%
Hawaiian or Pacific Islander (2023)	-	-	10	-	34	-
Other Race (2023)	37	1.5%	411	1.2%	1,304	1.3%
Two or More Races (2023)	127	5.2%	1,509	4.6%	4,906	4.7%
Not Hispanic or Latino Population (2023)	2,297	93.2%	30,916	93.8%	97,534	93.6%
Hispanic or Latino Population (2023)	166	6.8%	2,050	6.2%	6,627	6.4%
Not Hispanic or Latino Population (2028)	2,494	93.1%	31,705	93.7%	101,239	93.6%
Hispanic or Latino Population (2028)	184	6.9%	2,131	6.3%	6,955	6.4%
Not Hispanic or Latino Population (2020)	2,160	93.8%	29,999	94.6%	95,532	94.4%
Hispanic or Latino Population (2020)	144	6.2%	1,712	5.4%	5,624	5.6%
Not Hispanic or Latino Population (2010)	1,763	96.0%	27,976	96.8%	93,740	96.5%
Hispanic or Latino Population (2010)	73	4.0%	928	3.2%	3,377	3.5%
Projected Hispanic Annual Growth (2023 to 2028)	17	2.1%	81	0.8%	328	1.0%
Historic Hispanic Annual Growth (2010 to 2023)	93	9.8%	1,121	9.3%	3,250	7.4%
Age Distribution (2023)						
Age Under 5	78	3.2%	1,361	4.1%	4,314	4.1%
Age 5 to 9 Years	102	4.1%	1,632	5.0%	5,289	5.1%
Age 10 to 14 Years	117	4.7%	1,931	5.9%	6,216	6.0%
Age 15 to 19 Years	132	5.3%	1,864	5.7%	5,975	5.7%
Age 20 to 24 Years	134	5.5%	1,678	5.1%	5,118	4.9%
Age 25 to 29 Years	187	7.6%	1,745	5.3%	5,730	5.5%
Age 30 to 34 Years	166	6.7%	2,004	6.1%	6,356	6.1%
Age 35 to 39 Years	175	7.1%	2,111	6.4%	6,867	6.6%
Age 40 to 44 Years	178	7.2%	2,216	6.7%	7,164	6.9%
Age 45 to 49 Years	171	6.9%	2,129	6.5%	6,858	6.6%
Age 50 to 54 Years	185	7.5%	2,309	7.0%	7,575	7.3%
Age 55 to 59 Years	177	7.2%	2,398	7.3%	8,067	7.7%
Age 60 to 64 Years	221	9.0%	2,691	8.2%	8,118	7.8%
Age 65 to 74 Years	284	11.5%	3,929	11.9%	11,706	11.2%
Age 75 to 84 Years	117	4.8%	2,004	6.1%	6,278	6.0%
Age 85 Years or Over	40	1.6%	966	2.9%	2,529	2.4%
Median Age	42.9		44.5		43.8	
Gender Age Distribution (2023)						
Female Population	1,254	50.9%	17,033	51.7%	53,950	51.8%
Age 0 to 19 Years	200	16.0%	3,235	19.0%	10,549	19.6%
Age 20 to 64 Years	811	64.6%	9,920	58.2%	31,807	59.0%
Age 65 Years or Over	243	19.4%	3,878	22.8%	11,594	21.5%
Female Median Age	44.6		45.8		45.1	
Male Population	1,209	49.1%	15,933	48.3%	50,211	48.2%
Age 0 to 19 Years	228	18.9%	3,552	22.3%	11,246	22.4%
Age 20 to 64 Years	783	64.8%	9,361	58.8%	30,045	59.8%
Age 65 Years or Over	198	16.4%	3,020	19.0%	8,920	17.8%
Male Median Age	41.3		43.2		42.4	

Lat/Lon: 39.901/-74.8463

135 NJ-70 Medford, NJ 08055	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	304	30.1%	3,766	29.3%	11,125	26.6%
HH Income $150,000 to $199,999	117	11.6%	1,808	14.1%	6,734	16.1%
HH Income $100,000 to $149,999	195	19.3%	2,791	21.7%	8,495	20.3%
HH Income $75,000 to $99,999	89	8.8%	1,352	10.5%	4,741	11.3%
HH Income $50,000 to $74,999	112	11.1%	1,304	10.1%	4,507	10.8%
HH Income $35,000 to $49,999	87	8.6%	721	5.6%	2,508	6.0%
HH Income $25,000 to $34,999	20	1.9%	420	3.3%	1,524	3.6%
HH Income $15,000 to $24,999	26	2.5%	271	2.1%	972	2.3%
HH Income Under $15,000	59	5.9%	419	3.3%	1,190	2.8%
HH Income $35,000 or More	903	89.6%	11,741	91.4%	38,110	91.2%
HH Income $75,000 or More	705	69.9%	9,716	75.6%	31,095	74.4%
Housing (2023)						
Total Housing Units	1,047		13,228		43,090	
Housing Units Occupied	1,008	96.3%	12,851	97.2%	41,797	97.0%
Housing Units Owner-Occupied	762	75.6%	9,802	76.3%	31,627	75.7%
Housing Units, Renter-Occupied	246	24.4%	3,048	23.7%	10,169	24.3%
Housing Units, Vacant	39	3.8%	377	2.9%	1,294	3.1%
Marital Status (2023)						
Never Married	594	27.4%	7,142	25.5%	24,070	27.2%
Currently Married	1,218	56.2%	16,248	57.9%	48,858	55.3%
Separated	21	0.9%	433	1.5%	1,665	1.9%
Widowed	115	5.3%	1,806	6.4%	5,503	6.2%
Divorced	219	10.1%	2,413	8.6%	8,244	9.3%
Household Type (2023)						
Population Family	2,069	84.0%	27,576	83.7%	88,685	85.1%
Population Non-Family	375	15.2%	4,967	15.1%	14,858	14.3%
Population Group Quarters	19	0.8%	422	1.3%	619	0.6%
Family Households	716	71.0%	8,952	69.7%	29,182	69.8%
Non-Family Households	292	29.0%	3,899	30.3%	12,615	30.2%
Married Couple with Children	355	29.2%	4,262	26.2%	11,818	24.2%
Average Family Household Size	2.9		3.1		3.0	
Household Size (2023)						
1 Person Households	223	22.1%	3,326	25.9%	10,792	25.8%
2 Person Households	445	44.1%	5,398	42.0%	14,841	35.5%
3 Person Households	146	14.5%	1,682	13.1%	6,305	15.1%
4 Person Households	126	12.5%	1,579	12.3%	6,375	15.3%
5 Person Households	46	4.5%	611	4.8%	2,585	6.2%
6 or More Person Households	22	2.2%	256	2.0%	898	2.1%
Household Vehicles (2023)						
Households with 0 Vehicles Available	18	1.8%	554	4.3%	1,621	3.9%
Households with 1 Vehicles Available	312	30.9%	3,661	28.5%	12,900	30.9%
Households with 2 or More Vehicles Available	678	67.2%	8,636	67.2%	27,276	65.3%
Total Vehicles Available	1,895		25,231		80,313	
Average Vehicles Per Household	1.9		2.0		1.9	

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Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.901/-74.8463

135 NJ-70 Medford, NJ 08055	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	2,140		27,623		86,964	
Estimated Civilian Employed	1,436	67.1%	18,304	66.3%	58,111	66.8%
Estimated Civilian Unemployed	31	1.4%	593	2.1%	1,955	2.2%
Estimated in Armed Forces	-	-	49	0.2%	366	0.4%
Estimated Not in Labor Force	673	31.4%	8,677	31.4%	26,532	30.5%
Unemployment Rate	1.4%		2.1%		2.2%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	1,436		18,304		58,111	
Management, Business, Financial Operations	405	28.2%	4,730	25.8%	14,564	25.1%
Professional, Related	410	28.5%	5,881	32.1%	19,793	34.1%
Service	110	7.7%	1,626	8.9%	5,369	9.2%
Sales, Office	360	25.1%	4,273	23.3%	12,543	21.6%
Farming, Fishing, Forestry	28	1.9%	102	0.6%	107	0.2%
Construct, Extraction, Maintenance	38	2.7%	709	3.9%	2,344	4.0%
Production, Transport Material Moving	85	5.9%	983	5.4%	3,391	5.8%
White Collar Workers	1,175	81.8%	14,884	81.3%	46,899	80.7%
Blue Collar Workers	261	18.2%	3,419	18.7%	11,212	19.3%
Consumer Expenditure (2023)						
Total Household Expenditure	$100.25 M		$1.42 B		$4.56 B	
Total Non-Retail Expenditure	$53.5 M	53.4%	$757.47 M	53.3%	$2.43 B	53.3%
Total Retail Expenditure	$46.75 M	46.6%	$662.55 M	46.7%	$2.13 B	46.7%
Apparel	$3.64 M	3.6%	$51.5 M	3.6%	$165.96 M	3.6%
Contributions	$3.71 M	3.7%	$52.59 M	3.7%	$167.35 M	3.7%
Education	$3.71 M	3.7%	$52.28 M	3.7%	$167.65 M	3.7%
Entertainment	$5.91 M	5.9%	$83.91 M	5.9%	$269.36 M	5.9%
Food and Beverages	$14.3 M	14.3%	$202.47 M	14.3%	$651.55 M	14.3%
Furnishings and Equipment	$3.65 M	3.6%	$51.79 M	3.6%	$166.08 M	3.6%
Gifts	$2.93 M	2.9%	$41.01 M	2.9%	$129.26 M	2.8%
Health Care	$8 M	8.0%	$113.77 M	8.0%	$364.54 M	8.0%
Household Operations	$4.1 M	4.1%	$58.15 M	4.1%	$186.47 M	4.1%
Miscellaneous Expenses	$1.93 M	1.9%	$27.31 M	1.9%	$87.6 M	1.9%
Personal Care	$1.34 M	1.3%	$19.04 M	1.3%	$61.13 M	1.3%
Personal Insurance	$791.3 K	0.8%	$11.26 M	0.8%	$36.03 M	0.8%
Reading	$224.33 K	0.2%	$3.19 M	0.2%	$10.19 M	0.2%
Shelter	$20.98 M	20.9%	$297.02 M	20.9%	$954.34 M	20.9%
Tobacco	$471.64 K	0.5%	$6.59 M	0.5%	$21.31 M	0.5%
Transportation	$17.87 M	17.8%	$253.5 M	17.9%	$815.58 M	17.9%
Utilities	$6.7 M	6.7%	$94.65 M	6.7%	$304.9 M	6.7%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	1,901		24,501		77,248	
Elementary (Grade Level 0 to 8)	16	0.8%	207	0.8%	875	1.1%
Some High School (Grade Level 9 to 11)	29	1.5%	494	2.0%	1,491	1.9%
High School Graduate	347	18.2%	4,224	17.2%	14,143	18.3%
Some College	276	14.5%	3,847	15.7%	11,424	14.8%
Associate Degree Only	112	5.9%	1,801	7.3%	5,668	7.3%
Bachelor Degree Only	797	42.0%	9,203	37.6%	26,946	34.9%
Graduate Degree	324	17.0%	4,726	19.3%	16,699	21.6%

Retail Sites LLC

Lat/Lon: 39.901/-74.8463

135 NJ-70 Medford, NJ 08055	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	639	83.8%	8,076	73.5%	24,837	66.2%
1 Attached Unit	141	18.5%	2,107	19.2%	8,088	21.5%
2 to 4 Units	48	6.3%	740	6.7%	2,725	7.3%
5 to 9 Units	76	10.0%	809	7.4%	2,598	6.9%
10 to 19 Units	61	8.0%	427	3.9%	1,523	4.1%
20 to 49 Units	18	2.4%	291	2.6%	858	2.3%
50 or More Units	25	3.3%	289	2.6%	933	2.5%
Mobile Home or Trailer	-	-	112	1.0%	235	0.6%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2023)						
Homes Built 2010 or later	227	29.7%	1,194	10.9%	2,641	7.0%
Homes Built 2000 to 2009	117	15.3%	2,124	19.3%	4,601	12.3%
Homes Built 1990 to 1999	144	18.9%	2,259	20.6%	7,713	20.5%
Homes Built 1980 to 1989	143	18.8%	2,332	21.2%	9,965	26.5%
Homes Built 1970 to 1979	172	22.5%	2,527	23.0%	7,953	21.2%
Homes Built 1960 to 1969	76	10.0%	1,039	9.5%	3,914	10.4%
Homes Built 1950 to 1959	48	6.3%	725	6.6%	2,909	7.7%
Homes Built Before 1949	81	10.7%	650	5.9%	2,100	5.6%
Home Values (2023)						
Home Values $1,000,000 or More	14	1.8%	160	1.6%	327	1.0%
Home Values $500,000 to $999,999	190	24.9%	1,683	17.2%	5,349	16.9%
Home Values $400,000 to $499,999	183	24.0%	2,151	21.9%	5,467	17.3%
Home Values $300,000 to $399,999	192	25.2%	3,001	30.6%	8,731	27.6%
Home Values $200,000 to $299,999	136	17.9%	1,921	19.6%	7,826	24.7%
Home Values $150,000 to $199,999	21	2.8%	454	4.6%	2,366	7.5%
Home Values $100,000 to $149,999	12	1.5%	239	2.4%	943	3.0%
Home Values $70,000 to $99,999	11	1.5%	70	0.7%	125	0.4%
Home Values $50,000 to $69,999	-	-	31	0.3%	61	0.2%
Home Values $25,000 to $49,999	1	0.2%	32	0.3%	141	0.4%
Home Values Under $25,000	2	0.2%	62	0.6%	291	0.9%
Owner-Occupied Median Home Value	$411,818		$379,386		$354,824	
Renter-Occupied Median Rent	$1,306		$1,405		$1,405	
Transportation To Work (2023)						
Drive to Work Alone	1,054	73.4%	13,052	71.3%	41,014	70.6%
Drive to Work in Carpool	49	3.4%	658	3.6%	2,228	3.8%
Travel to Work by Public Transportation	38	2.7%	237	1.3%	646	1.1%
Drive to Work on Motorcycle	-	-	-	-	-	-
Walk or Bicycle to Work	10	0.7%	146	0.8%	412	0.7%
Other Means	6	0.4%	149	0.8%	467	0.8%
Work at Home	279	19.4%	4,061	22.2%	13,345	23.0%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	192	13.3%	2,703	14.8%	9,325	16.0%
Travel to Work in 15 to 29 Minutes	386	26.9%	5,633	30.8%	17,033	29.3%
Travel to Work in 30 to 59 Minutes	445	31.0%	4,491	24.5%	14,459	24.9%
Travel to Work in 60 Minutes or More	135	9.4%	1,416	7.7%	3,950	6.8%
Average Minutes Travel to Work	27.2		24.8		23.8	

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