



# Brace Road Station

Cherry Hill, NJ

Philadelphia-Camden-Wilmington (PA-NJ-DE-MD)



**Michael Reigner**

Leasing Representative

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# Brace Road Station

Cherry Hill, NJ

[www.kimcorealty.com/103060](http://www.kimcorealty.com/103060)



AERIAL



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GROSS LEASABLE AREA (GLA)	124,750 SF
PARKING SPACES	828
PARKING RATIO	6.64 per 1,000 SF





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DENSITY AERIAL

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Available



	TENANT	SQ FT
1	Sherwin-Williams Automotive	5,134
2	Chushang Hot Pot	10,366
3	Smart Essentials	6,264
4	Hung Vuong Supermarket	62,532
5	Shanghai 1 – Dim Sum House	1,200
6	Soccer Post & More	2,400
7	My Custom Locker	1,200
8	Kempo Academy	1,457
9	Lamberti Restaurant	3,334
10	85 C Bakery	2,700
k1	A8 Yumi Cabinet Flooring	3,000
k2	Saigon Spice	4,410
k3	Hollywood Nail's Supply	3,150
s3	Heng Seng Noodles	3,757
S4	Kung Fu Tea + TKK Fried [...]	3,600
S5	Shanghai 1 – Dim Sum House	3,600
S6	Kokoro Ramen	1,646
S7	Brothers Seafood	5,000
K4	Available	1.49 ac

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,160	100,509	299,908
Daytime Pop	9,302	116,778	315,280
Households	3,576	39,610	118,163
Average HH Income	\$161,764	\$136,349	\$113,925
Median HH Income	\$114,164	\$103,106	\$85,739
Per Capita Income	\$64,224	\$53,993	\$45,283

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



# Brace Road Station

Haddonfield Berlin Rd. &Rte. 154, Cherry Hill, NJ



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