

# FREESTANDING BUILDING

1705 Route 47, Rio Grande, NJ 08242 | Cape May County

## FOR LEASE

± 3,010 SF AVAILABLE

### PROPERTY FEATURES

- **3,010 SF Freestanding Building on ± 0.73 Acres**
- Former Payless Shoes Located at signalized intersection of Route 47 and North 5th Street
- Located across from a busy shopping center, anchored by ShopRite and national tenants including Peebles, Dollar Tree, Petsmart & Planet Fitness
- Neighboring retailers include Aldi, Lowe's, Walmart Bed Bath & Beyond and more
- Strong Traffic Counts:  
22,919 VPD on Route 47  
24,700 VPD on Garden State Parkway
- Strong year-round traffic, plus seasonal inflow due to proximity to Wildwood beaches and boardwalk



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,212	12,141	44,133
AVERAGE HHI	\$69,971	\$69,791	\$67,389
TOTAL HOUSEHOLDS	1,343	4,876	18,306

FOR MORE INFORMATION:

**DANIEL P. SILVESTRI**

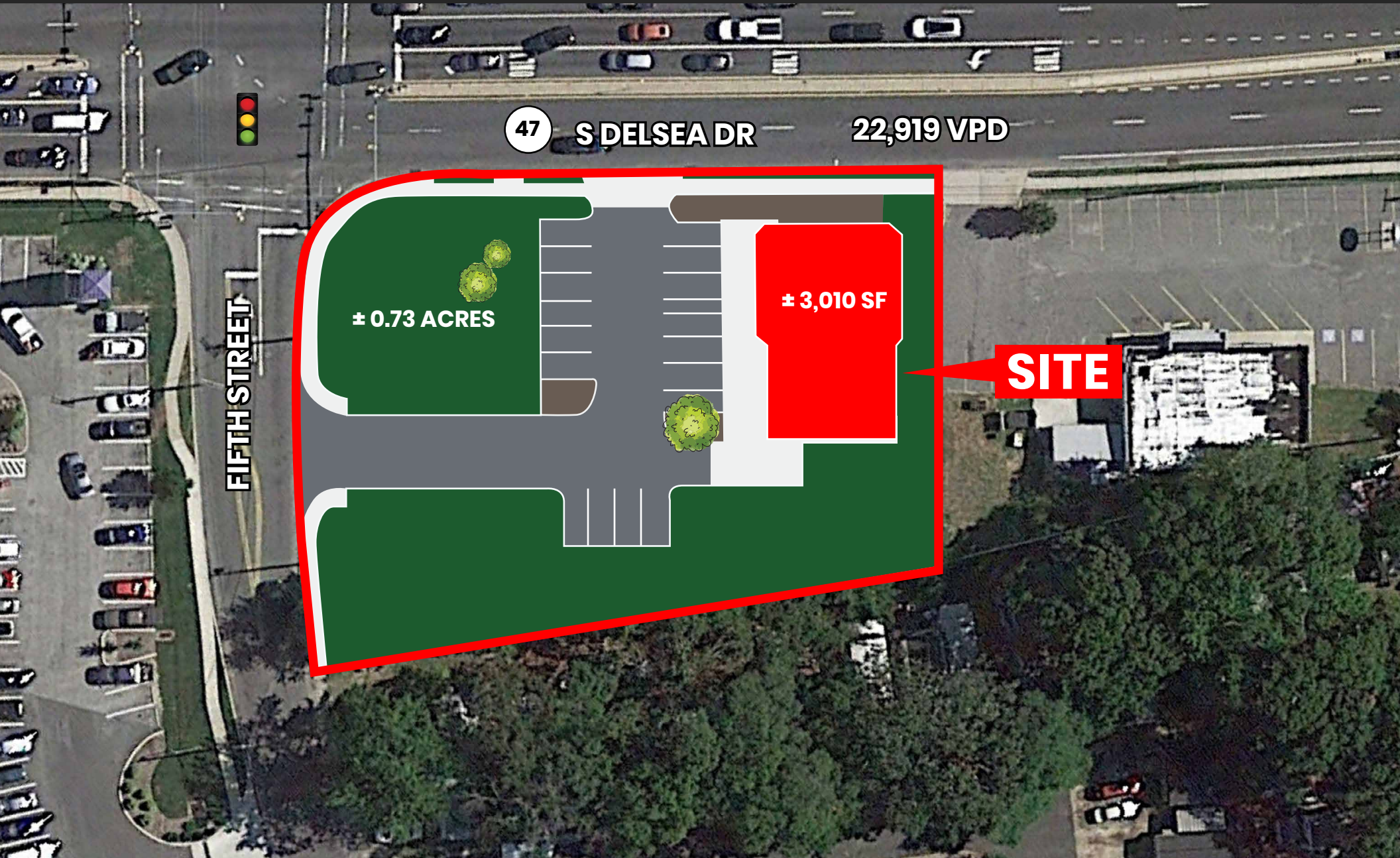
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Interstate Commercial  
1400 Horizon Way, Suite 100  
Mount Laurel, NJ 08054  
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# RIO GRANDE SITE PLAN: 1705 Route 47, Rio Grande, NJ



**INTERSTATE**  
COMMERCIAL

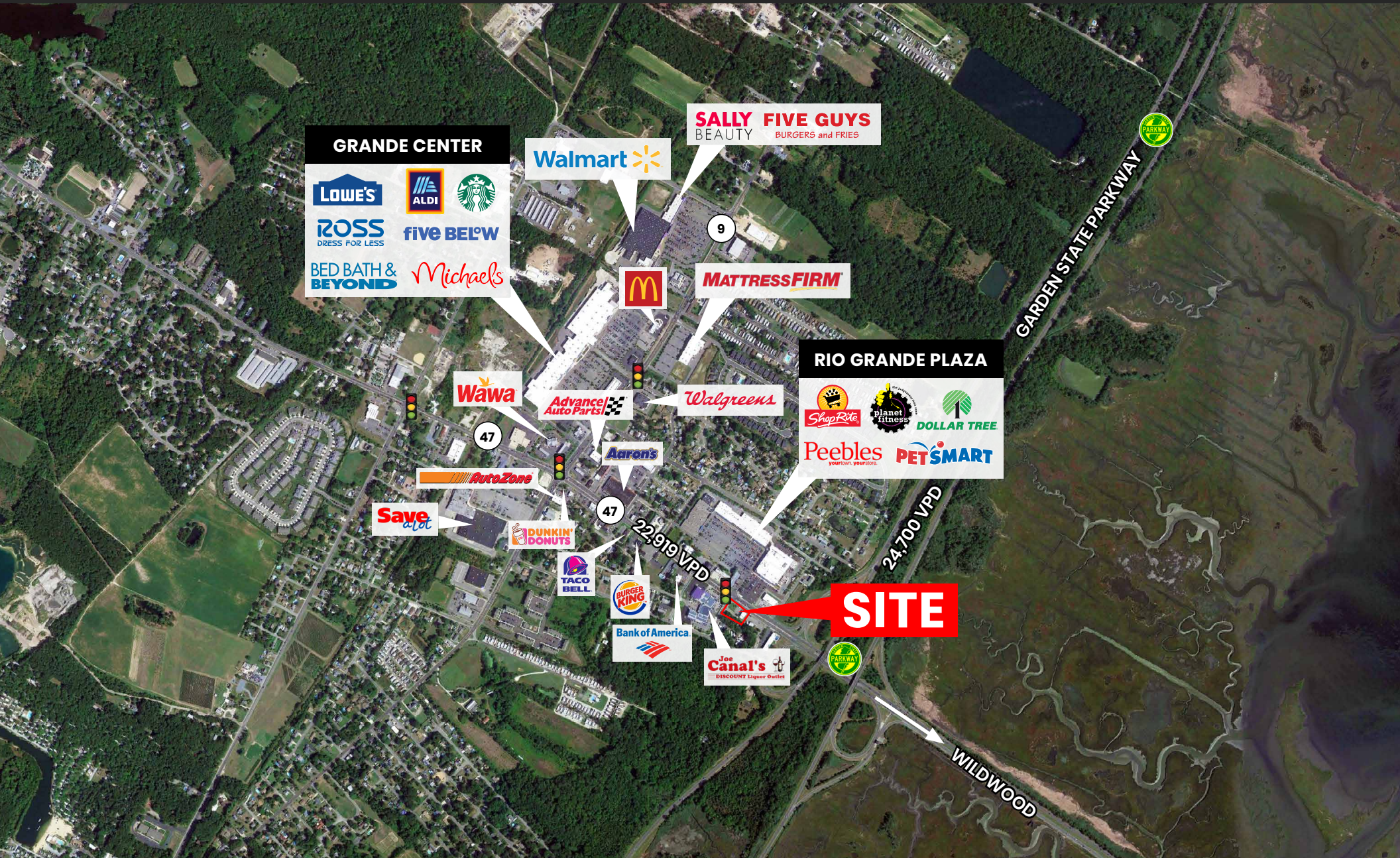
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# RIO GRANDE SITE AERIAL: 1705 Route 47, Rio Grande, NJ



**GRANDE CENTER**

- LOWE'S
- ALDI
- Starbucks
- ROSS DRESS FOR LESS
- five BELOW
- BED BATH & BEYOND
- Michaels

Walmart

SALLY BEAUTY FIVE GUYS BURGERS and FRIES



MATTRESS FIRM

**RIO GRANDE PLAZA**

- ShopRite
- Planet Fitness
- DOLLAR TREE
- Peebles
- PET SMART

Wawa

Advance Auto Parts

Walgreens

Aaron's

AutoZone

Save a Lot

DUNKIN' DONUTS



Bank of America

Jon Canal's DISCOUNT Liquor Outlet

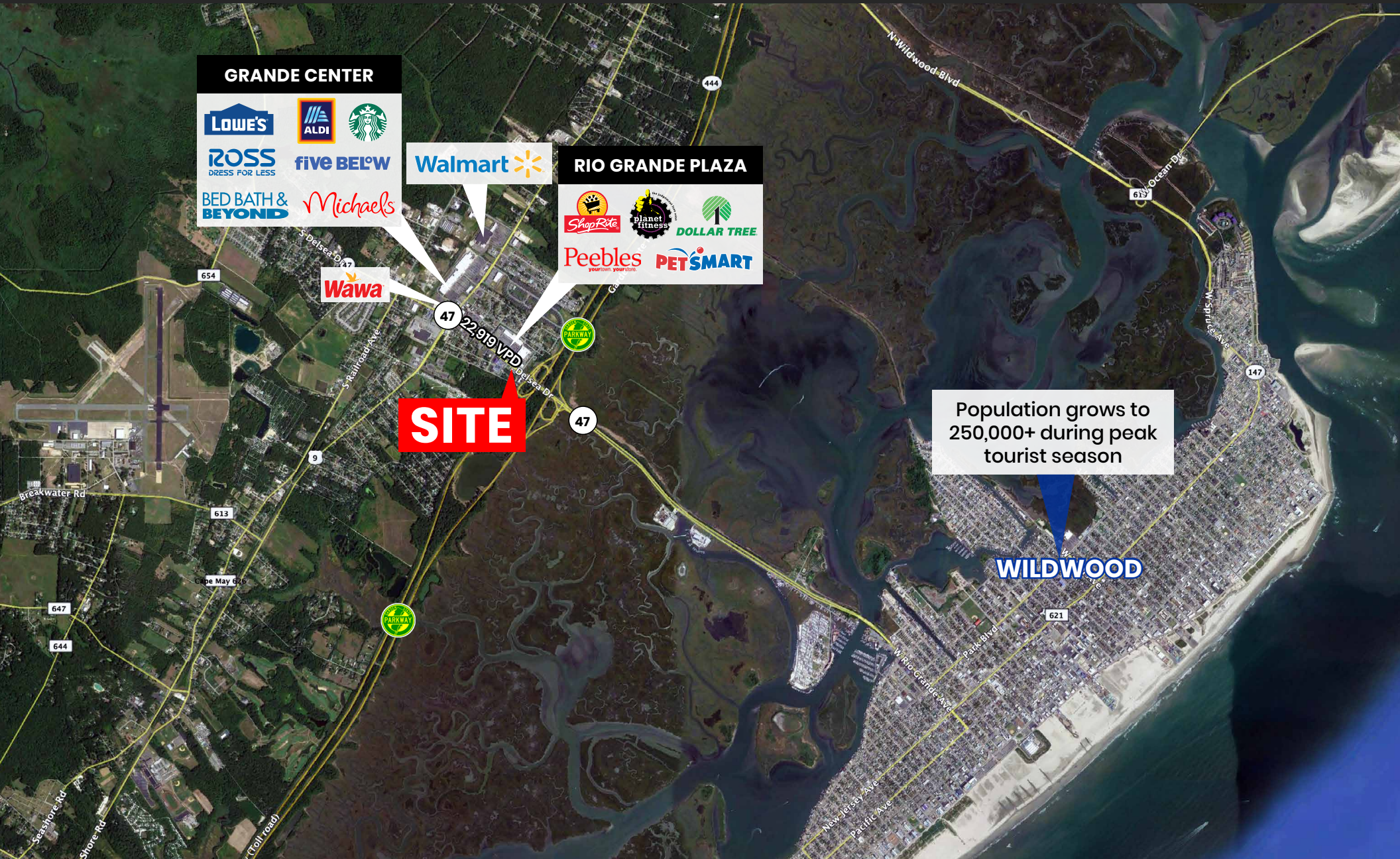
**SITE**

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# REGIONAL MARKET AERIAL: 1705 Route 47, Rio Grande, NJ



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