

FREESTANDING BUILDING

1708 Route 47, Rio Grande, NJ 08242 | Cape May County

FOR LEASE

± 4,823 SF AVAILABLE

PROPERTY FEATURES

- **9,123 SF Freestanding Building:**
± 4,823 SF Available For Lease
- Former Rite Aid Located at the corner of Route 47 and North 6th Street
- Located next to 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

Phone: 856.439.9200

Email: dsilvestri@ic-re.com

INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.ic-re.com

RIO GRANDE SITE AERIAL: 1708 Route 47, Rio Grande, NJ



INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.ic-re.com

DANIEL P. SILVESTRI

Phone: 856.439.9200

Email: dsilvestri@ic-re.com

REGIONAL MARKET AERIAL: 1708 Route 47, Rio Grande, NJ



INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.ic-re.com

DANIEL P. SILVESTRI

Phone: 856.439.9200

Email: dsilvestri@ic-re.com