

# BUTLER, NJ

## Birchwell Shopping Center

### 1295 Route 23 South

*up to 1,600 sf  
for lease*

**15,000 sf  
Strip Center**

**Prime Retail  
Market**

**Corner Location  
With Traffic Light**

**Excellent Route 23  
Access & Visibility**

**Over 75,000 Daily  
Car Count**

**Convenient To  
I-287**

**Available  
Immediately**



### Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	32,666	83,061	380,303
Daytime Pop.	1,760	30,908	240,927
Households	29,604	29,604	134,232
Avg HH. Income	\$99,441	\$108,979	\$108,689

### Neighboring Tenants

Staples	Lincoln Savings Bank
Home Depot	Blockbuster Video
Stop & Shop	Eckerd Drugs
Lowe's Home Improvement	Subway

### Exclusive Brokers

**Lew Finkelstein**

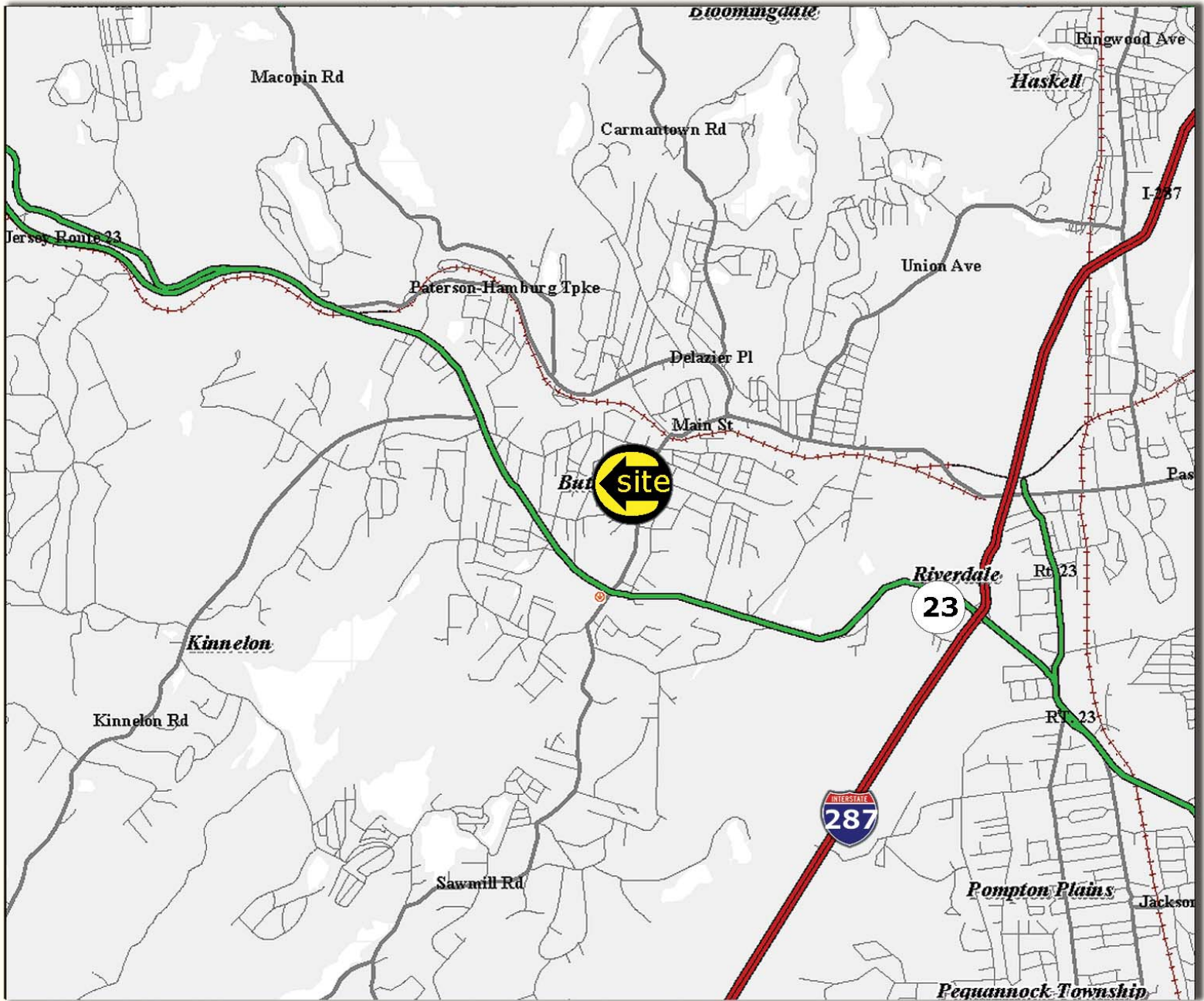
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 **THE  
GOLDSTEIN GROUP**

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