



## SHOPS AT LAUREL SPRINGS OFFERING

**1492 CHEWS LANDING ROAD  
LAUREL SPRINGS, NJ  
CAMDEN COUNTY  
BLOCK 8201 | LOT 1**

### INVESTMENT HIGHLIGHTS

- ◆ Cross easement connection to Rite Aid
- ◆ Located in the heart of Gloucester Township
- ◆ Easy access to Rt. 42 & Rt. 168
- ◆ Just ¼ mi. from Gloucester Twp Mun Building
- ◆ Just ¼ mi. from Camden County Park
- ◆ Colony at Chews Landing (Adult Community) coming across the street
- ◆ Adjacent to Rite Aid, Daycare and Glenn Landing Middle School

### INVESTMENT OVERVIEW

KD Group is pleased to present Shops at Laurel Springs for sale at a purchase price of \$695,000 for the land and approvals.

The site is located just ¼ mi. from the Gloucester Township Municipal Complex and adjacent to Mother Goose Daycare, Glenn Landing Middle School and Rite Aid, all with easy access from both Rt. 42 and Rt. 168.

Take advantage of this price drop and currently low mortgage rates. Financing can be arranged with adequate equity down payment.



### OFFERING SUMMARY & GENERAL INFORMATION

Price (Land/Approvals)	\$695,000
Lot size	2.54 Acres
Size of building	14,000sf
Parking	71 Spaces (Can add additional)
Construction	TBD (based on preference)
Year Built	Ready to start construction
Electric Service	TBD (based on use)
No of Shops/Offices	9 Total



CONTACT FOR MORE INFORMATION:

**KAPIL INTERNATIONAL, INC.**

**KENNY PATEL**

Tel: (609) 748-2978

Cell: (609) 214-5696

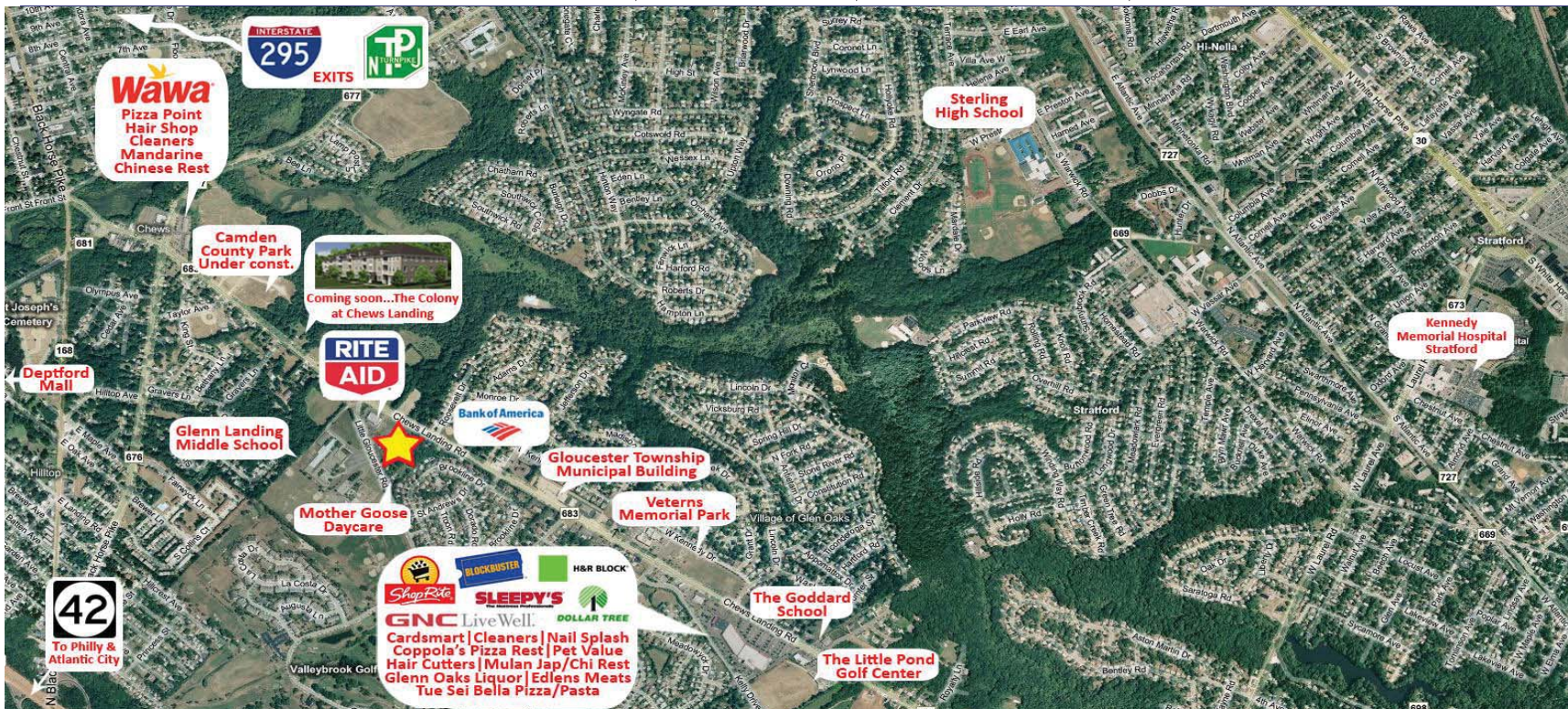
Kenny@kdgroupinc.com

www.kdgroupinc.com

## AREA INFORMATION

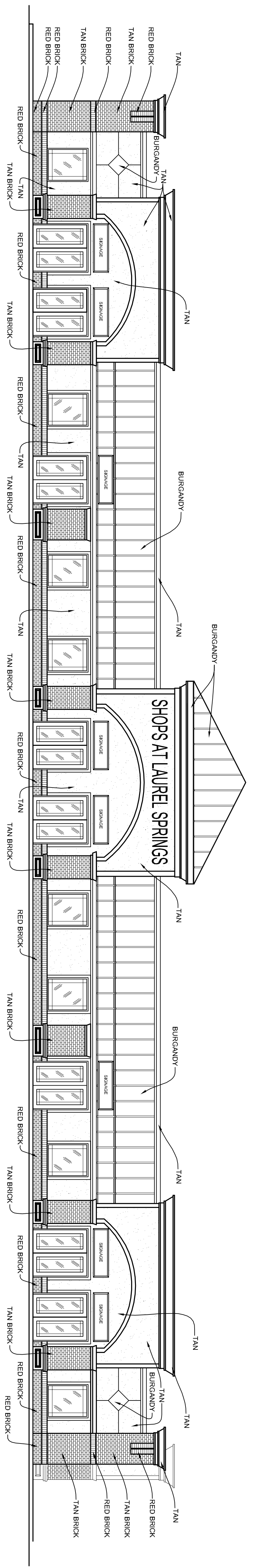
# CHEWS LANDING RETAIL CENTER

1492 CHEWS LANDING ROAD, LAUREL SPRINGS, GLOUCESTER COUNTY, NEW JERSEY

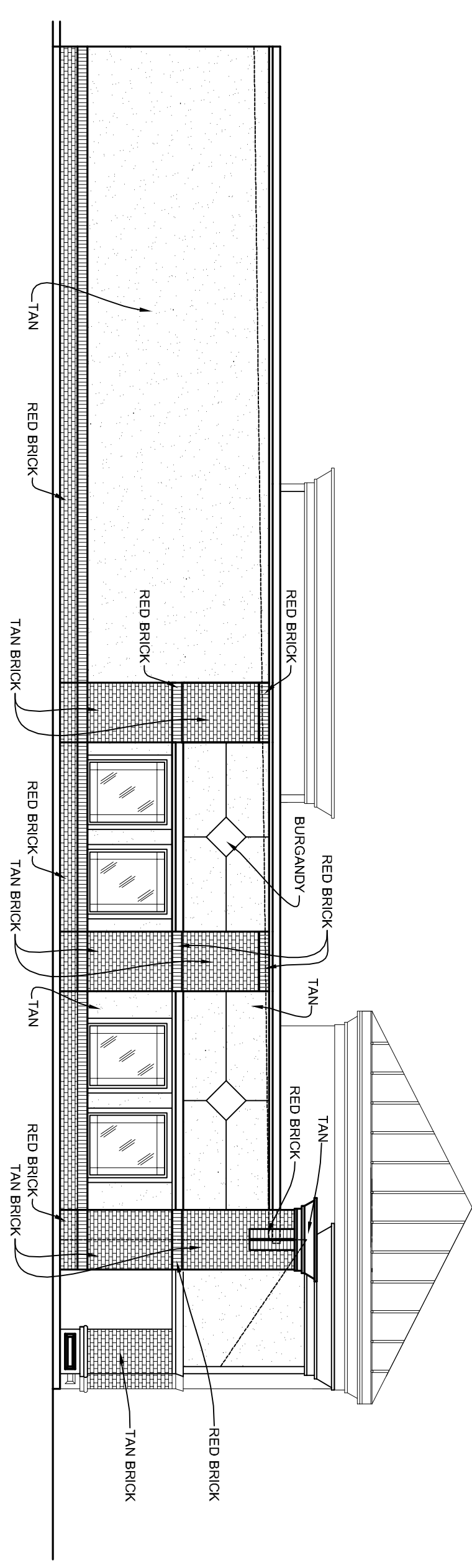


## AREA INFORMATION

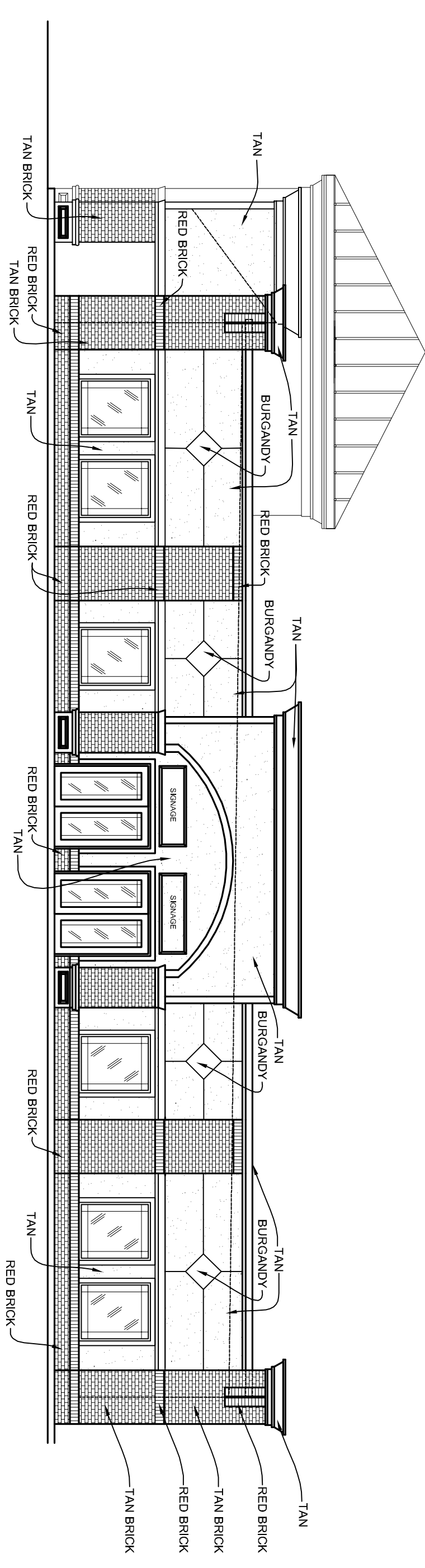
	1-mi.	3-mi.	5-mi.
Total Population (2007):	10,852	94,896	222,961
Total Households (2007):	4,493	38,472	88,352
Avg HH Income (2007):	\$60,240	\$52,097	\$54,728



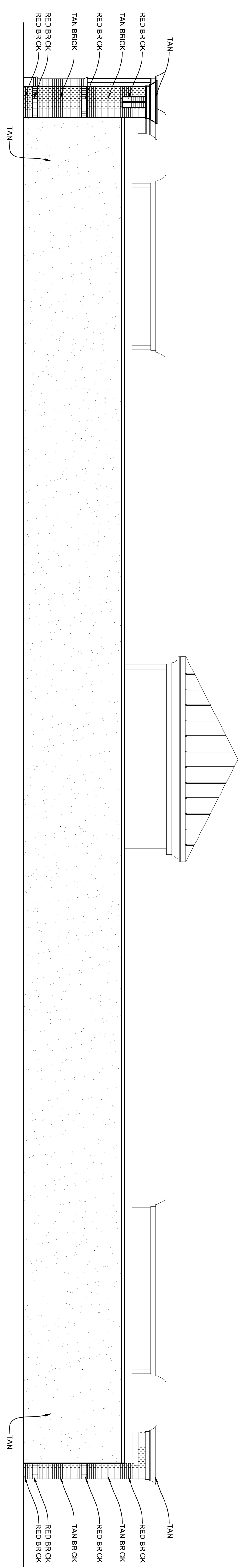
1 FRONT ELEVATION  
1/8" = 1'-0"



2 LEFT ELEVATION  
1/8" = 1'-0"

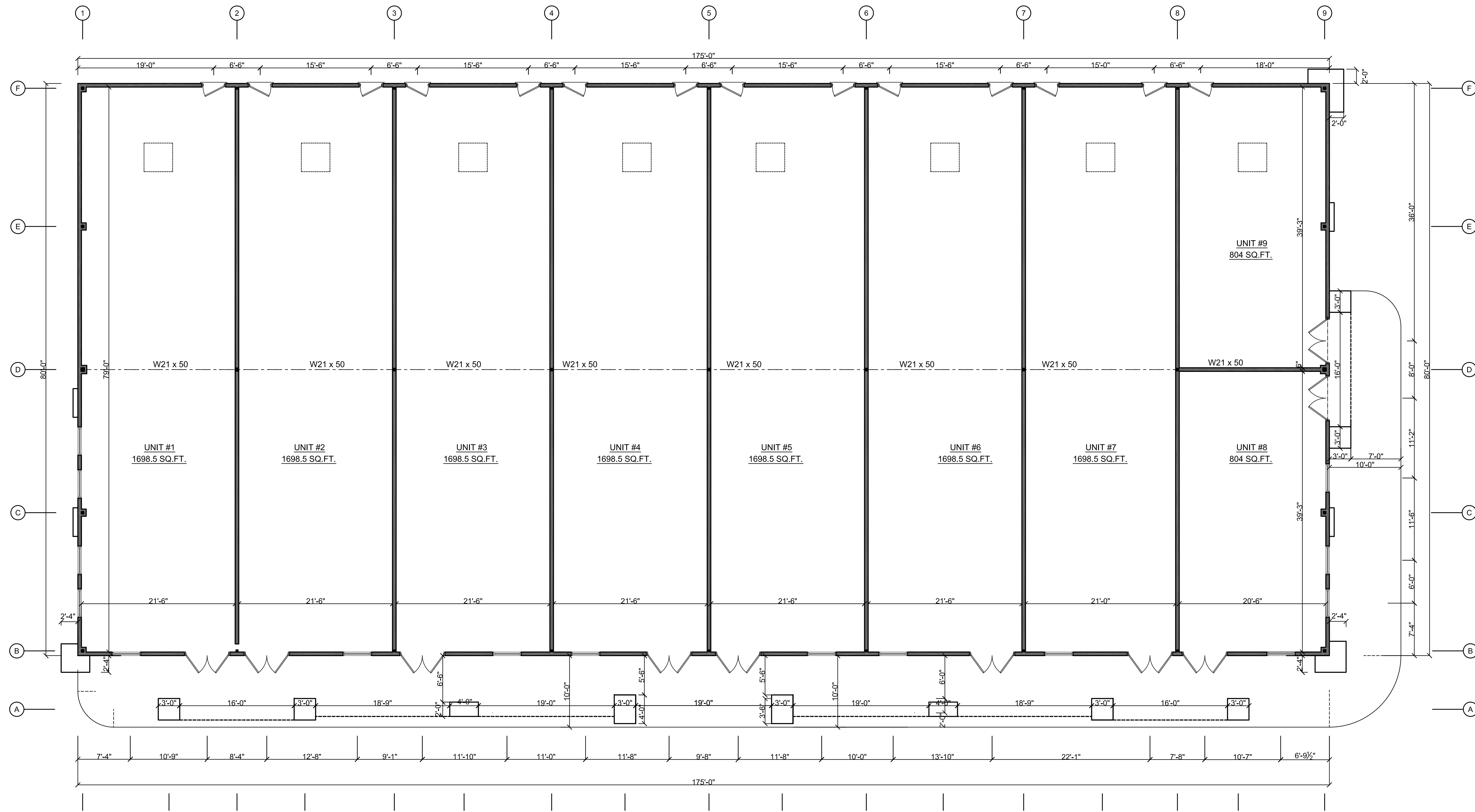


3 RIGHT ELEVATION  
1/8" = 1'-0"



4 REAR ELEVATION  
1/8" = 1'-0"

OF SHEET NO.	COMM. NO. 08/207	REVISIONS _____ _____ _____ _____	PROPOSED PLANS FOR: SHOPS AT LAUREL SPRINGS GLOUSTER TOWNSHIP, NEW JERSEY	 <b>HARRY S. HARPER</b> ARCHITECT & PLANNER 154 NEW JERSEY AVENUE ABSECON, N.J. 08201 PHONE: (609) 645-7566	HARRY S. HARPER N.J. AI 08900 N.J.P.P. LJ 03222
	DRAWN BY E.K.				
	CHKD. BY HSH				
	DATE 8/28/08				



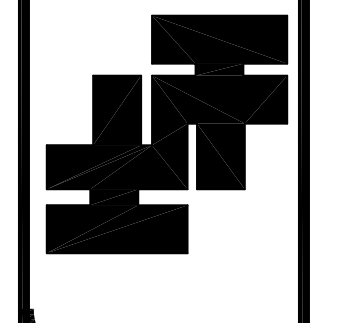
**1 FLOOR PLAN**  
1/8" = 1'-0"

PROPOSED PLANS FOR:  
SHOPS AT LAUREL SPRINGS  
GLOUSTER TOWNSHIP, NEW JERSEY

NO.	REVISIONS

COMPL. NO.	082207
DRAWN BY	WJW
CHKD. BY	HSH
DATE	2/5/09

SHEET NO.  
of



**HARRY S. HARPER**  
ARCHITECT & PLANNER  
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ABSECON, N.J. 08201  
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HARRY S. HARPER  
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