

865 Route 45



Pilesgrove Town Center
Freestanding Retail
(Neighborhood Center) - Salem
County Submarket
Pilesgrove, NJ 08098

10,908	2.15	1999	Single
SF GLA	AC Lot	Built	Tenancy

Building

Type	3 Star Retail Freestanding (Neighborhood Center)		
Center	Pilesgrove Town Center		
Location	Suburban		
GLA	10,908 SF	Tenancy	Single
Stories	1	Owner Occup	No
Typical Floor	10,908 SF		
Class	B		
Construction	Reinforced Concrete		
Year Built	1999		
CoStar Est. Rent	\$17 - 21/SF (Retail)		
Taxes	\$7.18/SF (2023)		
Walk Score®	Car-Dependent (39)		
Parking Spaces	Surface - Available Covered - Available		

Land

Land Acres	2.15 AC	Land SF	93,828 SF
Bldg FAR	0.12		
Corner Lot	Yes		
Zoning	HC-2		

About the Owner

JRC Assets, L.P.
5 Pollock Ct
West Berlin, NJ 08091
United States
Since Aug 15, 2025

Building Amenities

Corner Lot

Shopping Center

Type	Neighborhood Center	Land Area	25.23 AC
GLA	85,502 SF	# of Properties	5
Anchor GLA	52,360 SF	Year Built/Ren...	1990
Retail Avail	3,022 SF	Floors	1
Avail. Spaces	1		
% Leased	96.5%		
Anchor Tenant	ACME		
Parking	595 Surface Spaces		
Frontage	Rt-45 Hwy 705'		

Market Conditions

	Current		YOY Change
<u>Vacancy Rates</u>			
Subject Property	0.0%	↔	0.0%
Submarket 2-4 Star	10.9%	↓	-2.3%
Market Overall	4.2%	↑	0.1%

<u>Market Asking Rent Per Area</u>			
Subject Property	\$18.30/SF	↑	4.0%
Submarket 2-4 Star	\$11.57/SF	↓	-1.3%
Market Overall	\$21.86/SF	↓	-0.4%

<u>Submarket Leasing Activity</u>			
12 Mo. Leased	41,962 SF	↑	140.3%
Months on Market	6.7	↓	-12.8 mo

<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume	\$5.22M	\$15.77M
Market Sale Price Per Area	\$105/SF	\$106/SF

Property Contacts

Recorded Owner	JRC Assets
True Owner	JRC Assets, L.P.
Owner Type	Corporation

Public Transportation

Airport	Drive	Distance
Philadelphia International	42 min	25.2 mi

Location

Postcode	08098
Submarket	Salem County
Submarket Cluster	Southern New Jersey
Location Type	Suburban
Market	Philadelphia
County	Salem
State	New Jersey
CBSA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
DMA	Philadelphia, PA-NJ-DE
Country	United States

Demographics

	1 mile	3 miles	15 Min. Drive
Population	3,130	6,765	82,288
Households	1,302	2,709	29,770
Median Age	41.90	42.50	41.50
Median HH Income	\$96,223	\$102,298	\$106,102
Daytime Employees	1,565	2,959	40,339
Population Growth '24 - '29	▲ 2.43%	▲ 1.45%	▲ 4.66%
Household Growth '24 - '29	▲ 2.69%	▲ 1.66%	▲ 4.61%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Harding Highway	Bailey St SE	13,127	2025	0.05 mi
Bailey Street	-	1,078	2025	0.15 mi
West Avenue	Hillcrest Dr NE	15,415	2025	0.29 mi
West Ave	Hillcrest Dr NE	15,498	2024	0.32 mi
State Hwy 45	Cemetery Rd SW	4,825	2020	0.41 mi
Old Salem Road	Liberty Ave NE	569	2025	0.42 mi
Bailey St	Lotus Ave SE	3,060	2025	0.43 mi
Bailey Street	Lotus Ave SE	2,673	2020	0.43 mi
US 40;NJ 45	Green St NE	14,040	2024	0.46 mi
Alloway Road	Liberty Ave SW	1,081	2025	0.55 mi

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Public Record

2025 Assessment

Improvements	\$1,789,200	\$19.07/SF
Land	\$323,100	\$3.44/SF
Total Value	\$2,112,300	\$22.51/SF
Parcels	10-00064-0000-00005-02	

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	34033C0089C
FIRM ID	34033C
FIRM Panel Number	0089C
FEMA Map Date	Jun 16, 2016

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Images



Primary Photo



Pylon Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



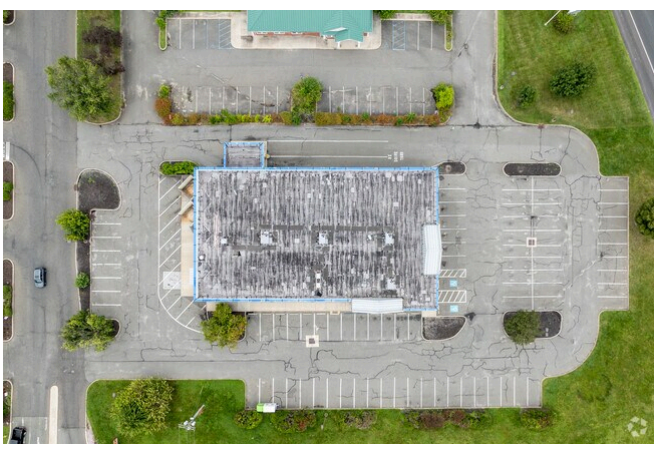
Building Photo



Building Photo



Building Photo



Building Photo



Interior Photo



Interior Photo



Aerial



Aerial



Aerial



Aerial



Aerial