

*the* SHOPPES *at*

# Nyckel

APARTMENTS



## Commercial Space Opportunity

1313 Kings Highway  
Swedesboro, NJ



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## Swedesboro, NJ

Swedesboro, NJ, offers an attractive opportunity for businesses seeking a vibrant community in a state of the art, mixed-use development. Located at the **crossroads of major highways**, Swedesboro provides **excellent accessibility** for both customers and employees. The town boasts a supportive local government and a **growing population**, which creates a favorable environment for new ventures. Additionally, the charm of Swedesboro's historic downtown, coupled with a mix of modern amenities, makes it an appealing location for attracting clientele. With competitive lease rates and a collaborative business network, establishing a presence in Swedesboro can be a **smart move for businesses** looking to thrive in a dynamic setting.

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## Our Location

Located in the heart of historic Swedesboro, NJ, The Shoppes at Nyckel are **ideally situated** between Downtown Swedesboro and popular local spots. With attractions like The Red Hen and Botto's Italian Market nearby, the location draws both locals and visitors alike. These establishments enhance the vibrant atmosphere and drive **foot traffic**, benefiting nearby businesses.

Additionally, major distribution centers for Amazon, Walmart, and Target—less than five miles away along the thriving and expanding 322 Corridor—have increased the local workforce, are **boosting the economy** and creating a **steady customer base**. With easy access to the New Jersey Turnpike and **proximity to Philadelphia**, Swedesboro offers businesses **urban connectivity** while maintaining a charming **small-town feel**, making it an ideal location for growth and success.

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Explore exceptional **build-to suit commercial spaces**, designed to meet your business's unique needs. This premium property features **flexible layouts** and **modern amenities**, ensuring excellent **visibility and accessibility** in Downtown Swedesboro.

With a focus on quality construction, you can **create a space** that reflects your brand. Ideal for retail, office, or specialized facilities, our build to-suit options are perfect for **businesses looking to thrive** in this dynamic market.



Retail Space A  
NET: 3,206 sq. ft.

Retail Space B  
NET: 3,071 sq. ft.

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# *Thank you*

A Fresh Start is on the Horizon

Contact Us:

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