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Hersh Realty Group
Commercial Real Estate Services

**Highly Visible Retail
Space with Monument
and Above Store Signage
For Sale or Lease**

Great Retail Opportunity on Route 38 Mount Laurel, New Jersey



BUILDING INFORMATION

Location: 3119 Route 38 Mt Laurel NJ 08054

Size: 4,744 Sf Building 2,328 +/- SF available for Lease

Asking Price: \$14 SF NNN

Availability: Immediately

Zoning: Commercial I

Parking: Onsite

Property/Area Highlights:

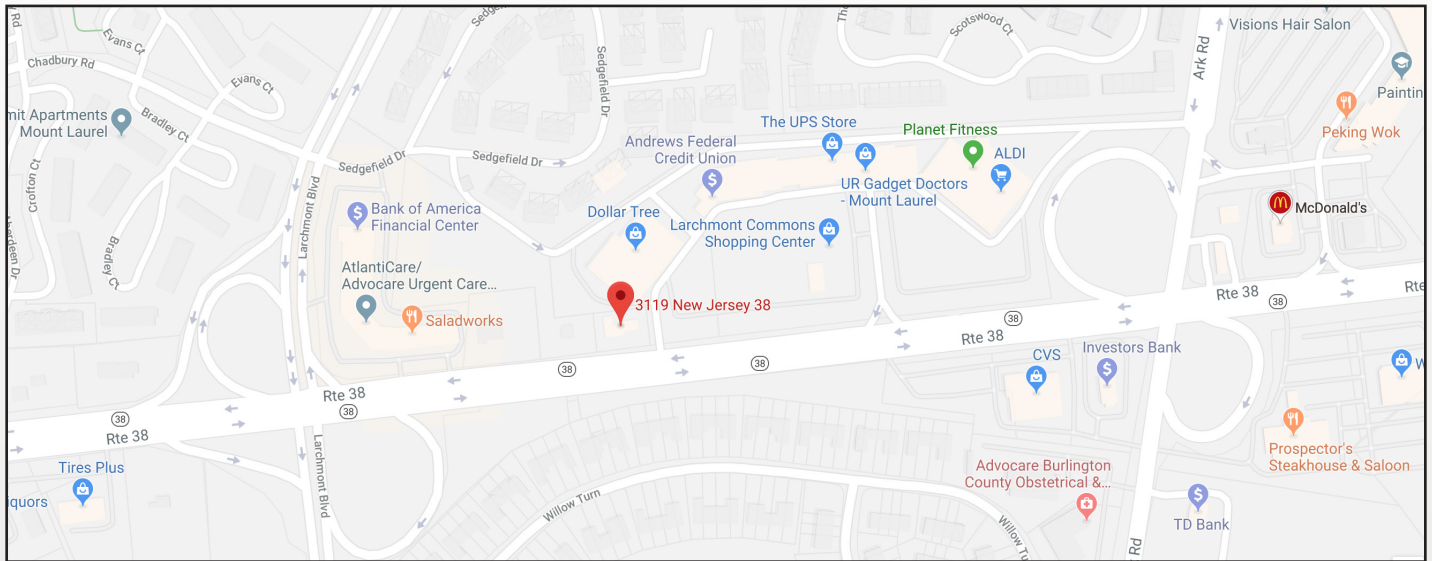
- **Located on heavily travelled Route 38 in Mount Laurel**
- **Excellent demographics and HH income.**
- **Easy access to Rt 38, Rt 73, I 295 and minutes from Center City Philadelphia**
- **Prominent signage with high visibility**
- **Surrounded by a wide variety of commercial users and dense residential neighborhoods**

HERSH REALTY GROUP • WWW.HERSHRG.COM

1771 Springdale Road • Cherry Hill, NJ 08003

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	11,027	36,169	131,285
Average HH Income	\$97,837	\$122,053	\$120,169
Traffic Count: In excess of 40,000 vehicles per day			



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