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Hersh Realty Group
Commercial Real Estate Services

**Multi Tenant Retail/
Medical Strip Center
For Lease**

Independence Plaza - Recently Renovated - Route 38 Frontage- End Cap Available



BUILDING INFORMATION

Location: 1559-1561 Route 38 Lumberton, New Jersey 08048

Size: GLA: 18,100 +/- SF
1,200 +/- SF In line Available for immediate occupancy
4,800 +/- SF End Cap Available for immediate occupancy

Lease Price: \$18.00 PSF NNN

Availability: Immediate

Zoning: Commercial

Property Highlights

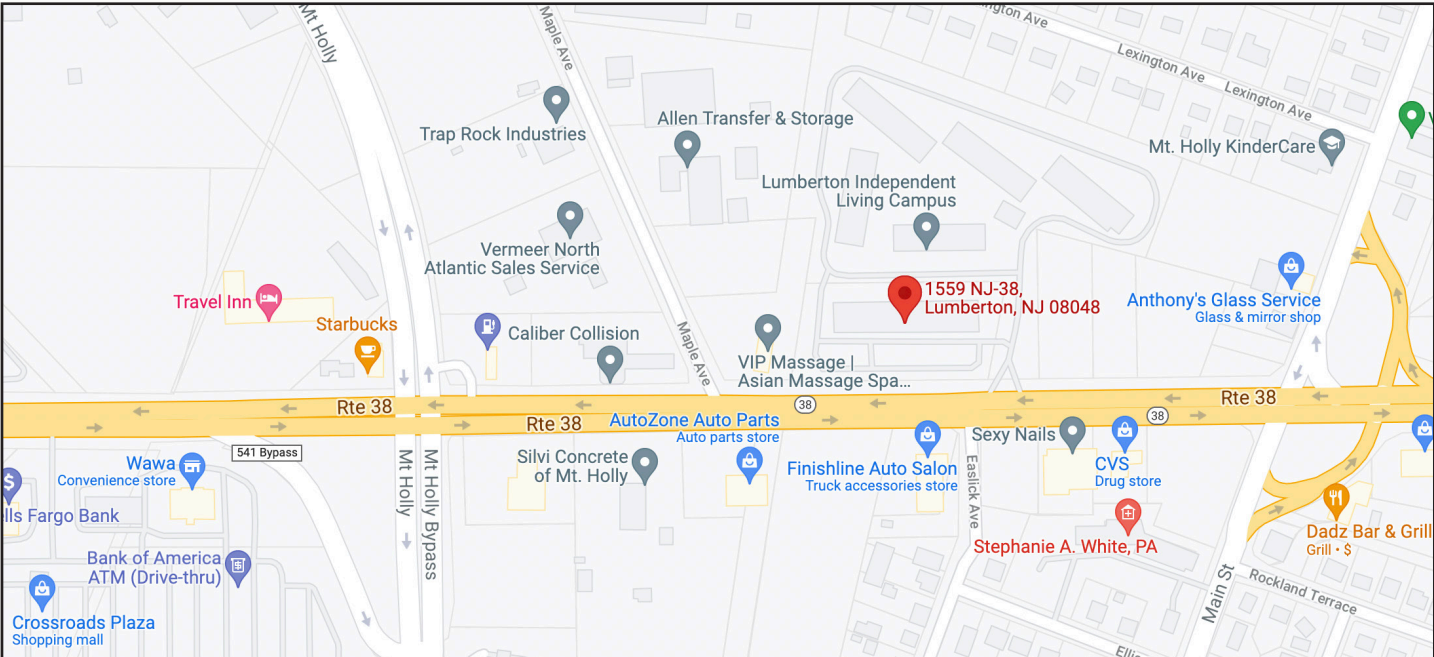
- Recently Renovated
- Prominent/Highly Visible location
- Heavy Traffic area on Route 38- a major connecting artery
- Surrounded by a wide variety of commercial and professional users along with dense residential neighborhoods.

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1771 Springdale Road • Cherry Hill, NJ 08003

Seth Hersh, President | 856.375.8560 Ext. 5 | shersh@hershrg.com

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	6,020	37,235	74,742
Number of HH's	2,044	13,591	27,932
Median HH Income	\$85,976	\$84,167	\$91,703

Traffic Count: in excess of 40,000 VPD



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