

# LARCHMONT COMMONS 3103-3117 NJ-38

MT LAUREL, NJ 08054

±2,100-4,800 SF AND PAD SITE AVAILABLE FOR LEASE



## property highlights.

- Renovations currently underway
- Access to traffic signal on Ark Road
- Anchored by Aldi and Planet Fitness
- High visibility on Route 38 with over 40,000 VPD
- Within close proximity to I-295
- Pad site and inline spaces available
- High household incomes within a 5 mile radius
- Nearby retailers include: *Wegmans*

## stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,072	38,325	134,665
EST. HOUSEHOLDS	5,133	15,368	50,298
EST. AVG. HH INCOME	\$104,638	\$139,424	\$133,692
EST. DAYTIME POPULATION	10,466	41,339	136,368

ROUTE 38 TRAFFIC COUNT: 40,657 VPD \*ESRI 2020

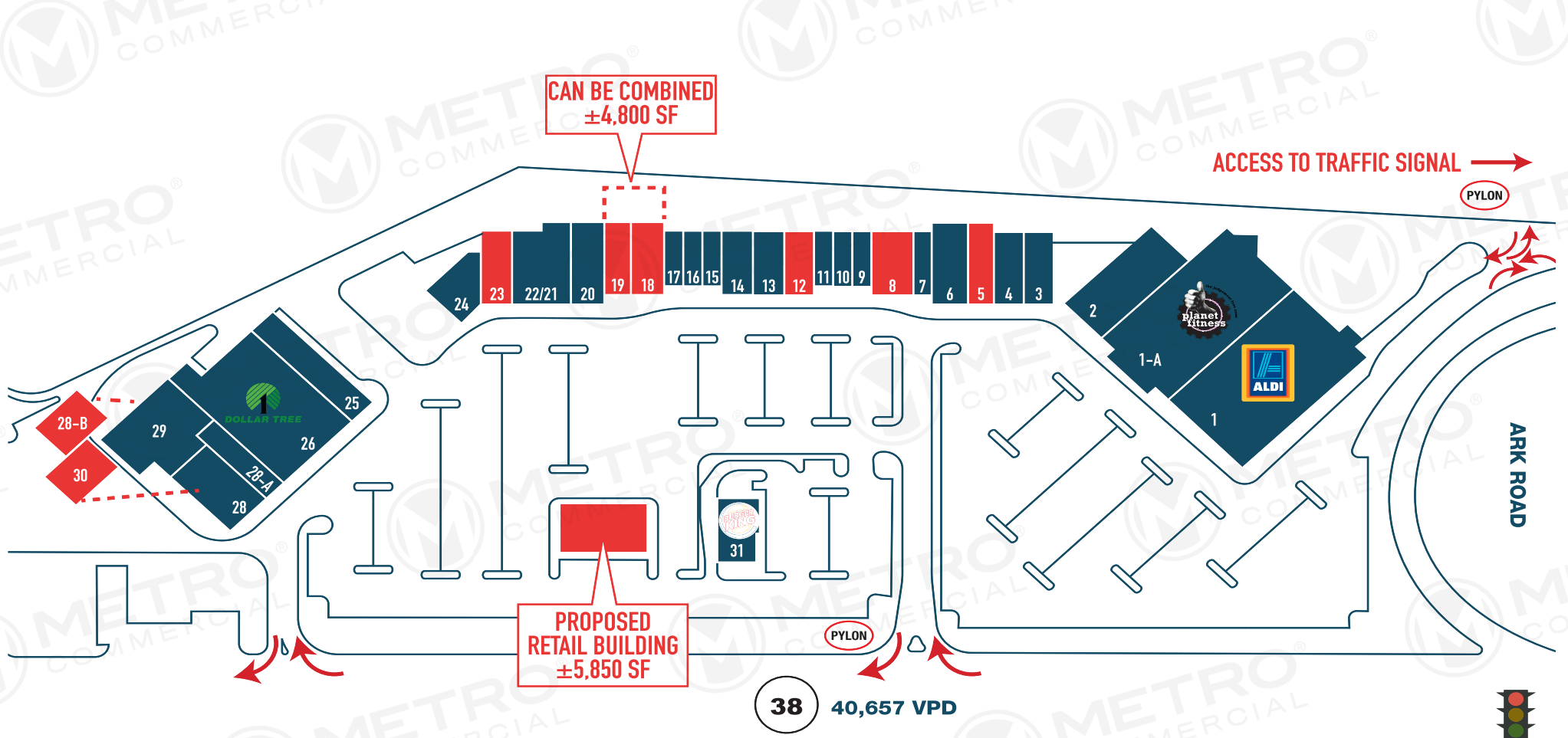


MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

## get in touch.

**KJ KULIK**  
 office 856.866.1900  
 direct 856.222.3012  
 kkulik@metrocommercial.com

**JOE DOUGHERTY**  
 office 610.825.5222  
 direct 610.260.2670  
 jdougherty@metrocommercial.com



**38** 40,657 VPD

1. ALDI	16,782 SF	9. HAIR CUTTERY	1,200 SF	18. AVAILABLE	2,400 SF	28-A. MIRACLE EAR	1,740 SF
1-A. PLANET FITNESS	18,624 SF	10. BEST CLEANERS	1,200 SF	19. AVAILABLE	2,400 SF	29. BRIGHT BEGINNINGS	6,800 SF
2. SMILE ASSOCIATES	6,794 SF	11. UPS STORE	1,200 SF	20. YANDI SPA	2,200 SF	31. BURGER KING	2,650 SF
3. SCOTTO PIZZA	2,400 SF	12. AVAILABLE	2,100 SF	21/22. PEPPER HOUSE	5,600 SF		
4. PRIMO HOAGIES	2,400 SF	13. HAIR 4 KIDS	1,200 SF	23. AVAILABLE	2,400 SF	SECOND FLOOR:	
5. AVAILABLE	2,700 SF	14. WE ROCK SPECTRUM	3,020 SF	24. ANDREWS CREDIT UNION	3,612 SF	28-B. AVAILABLE	2,693 SF
6. MYABI SUSHI	2,700 SF	15. QUEEN NAILS	1,200 SF	25. DANCE XPERIENCE	4,660 SF	30. AVAILABLE	2,262 SF
7. DEPT. MILITARY & VET AFFAIRS	1,210 SF	16. GOODWILL	1,200 SF	26. DOLLAR TREE	12,076 SF		
8. AVAILABLE	3,015 SF	17. KUMON	1,200 SF	28. NOVA CARE	5,285 SF		

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.09.20



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.09.20

# LARCHMONT COMMONS MT LAUREL, NJ



2-MILES



MOORESTOWN  
HIGH SCHOOL



**SITE**  
**LARCHMONT COMMONS**  
 planet fitness  
 ALDI  
 DOLLAR TREE  
 NovaCare

**LARCHMONT CENTRE**  
 Snap!Rite  
 CHASE  
 McDonald's

PROPOSED  
600 APARTMENT UNITS  
PROPOSED  
ASSISTED LIVING FACILITY

**MOORESTOWN COMMONS**  
 Virtua  
 BB&T  
 verizon

**CAMBRIDGE CROSSING**  
 LA FITNESS  
 PANCHEROS MEXICAN GRILL  
 Ruby Tuesday

Rowan College  
BURLINGTON COUNTY

ROYAL FARMS

Wawa



**CENTERTON SQUARE**  
 Target  
 Wegmans  
 COSTCO WHOLESALE  
 BED BATH & BEYOND  
 GALAXY  
 DSW  
 JO-ANN fabric and craft stores  
 PET SMART  
 Burlington

Funplex

CVS pharmacy

investorsBank

PROSPECTORS  
STEAKHOUSE & SALOON

Walgreens

Davita

Wawa

PROPOSED  
**Wawa**  
 PROPOSED  
 TACO BELL

ANTHONY'S  
COASTAL FRED'S PIZZA  
 QDOBA MEXICAN EATS  
 Naf Naf Grill

SPRINGHILL SUITES  
Marriott

**MOORESTOWN MALL**  
 SIERRA TRADING POST  
 HOME SENSE  
 REGAL CINEMAS  
 Michaels  
 planet fitness  
 five BEL'W

MOUNT LAUREL

38

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.09.20

# LARCHMONT COMMONS MT LAUREL, NJ

