



RARE DEVELOPMENT OPPORTUNITY FOR SALE

3121 & 3123 ROUTE 38 MOUNT LAUREL, NJ

EXCLUSIVE LISTING



Property Description: Prime Development Opportunity
On Heavily Traveled Route 38

- Acreage:** 3.58 +/- acres
- Frontage:** 360 +/- Feet of Route 38 Frontage
- Zoning:** Commercial
- Taxes:** \$31,814 (2014)
- Sale Price:** \$950,000.00
- Comments:**
 - Public Water & Sewer
 - Surrounded by Residential & Retail
 - Close Proximity to Philadelphia



2013 DEMOGRAPHICS			
Category	1 Mile	3 Mile	5 Mile
Population Estimate	10,898	31,910	140,329
# of Households	5,034	12,960	52,328
Median HH Income	\$77,756	\$89,749	\$85,031
Average HH Income	\$91,290	\$109,416	\$106,492

For Further Information, Please Contact:
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651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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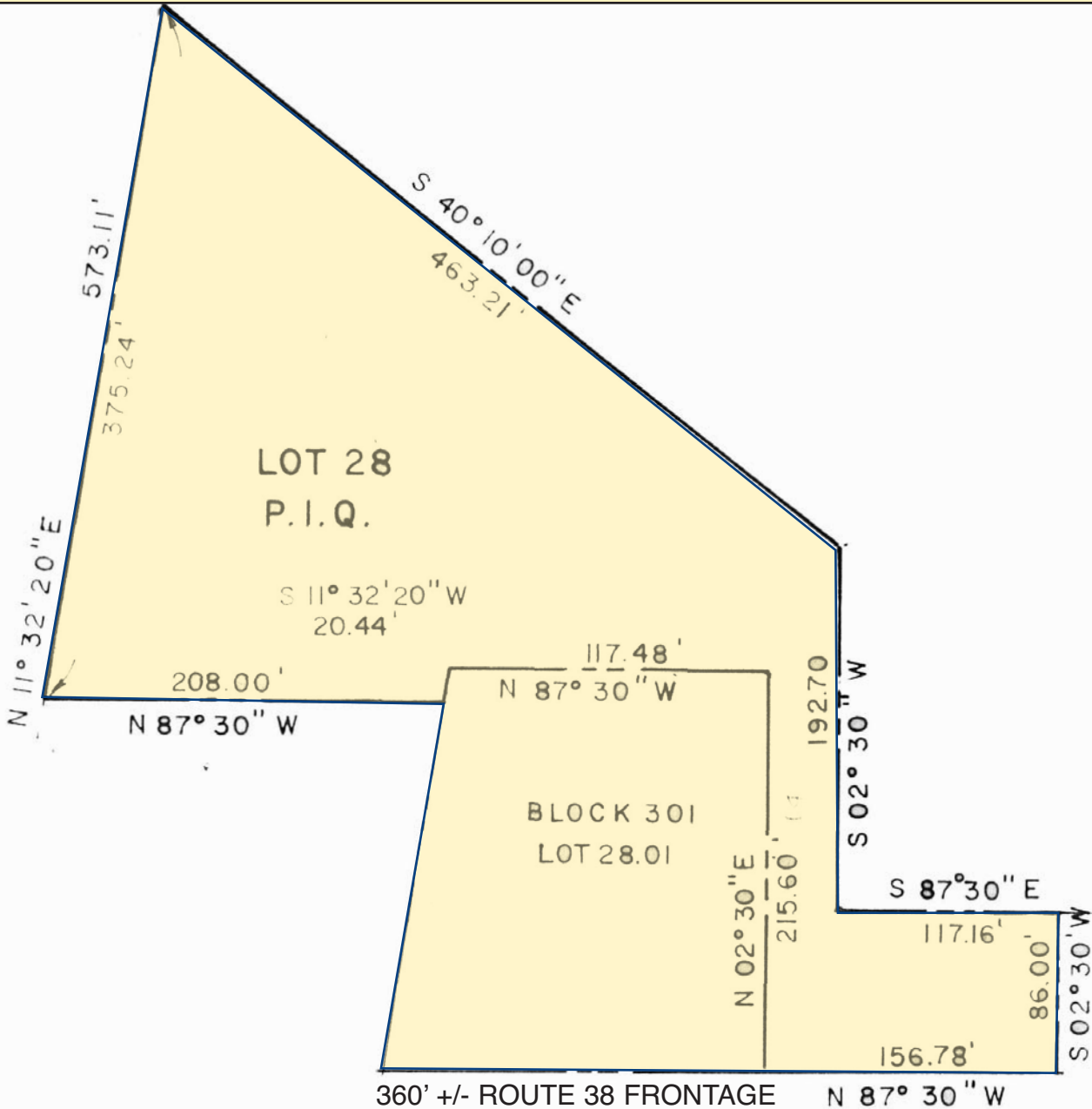


FOR SALE

3121 & 3123 ROUTE 38

MOUNT LAUREL, NJ

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ROUTE 38

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