

## LARCHMONT COMMONS

For Lease: 1,600 SF & 2,400 SF Inline Spaces

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054

EQUITY CRE



### PROPERTY FEATURES & DETAILS

- Inline Spaces Available: 1,600 SF & 2,400 SF
- Join Aldi, Starbucks, Planet Fitness, Tropical Smoothie Cafe, Chipotle, Five Guys, Nova Care, Wingstop, & more!
- Full site ingress and egress
- Excellent frontage on and visibility from Route 38
- Ample parking
- Seeking medical, service, retail, and “daily needs” uses



### LOCATION DETAILS

- Area tenants include ShopRite, LA Fitness, Chase Bank, McDonald’s, CVS, Royal Farms
- Center is located just east of Exit 40 of I-295
- Area businesses and employers: Rowan College at Burlington County, Virtua Health and Wellness Center – Moorestown, NFL Films, Lockheed Martin, and The Funplex
- Traffic count on Route 38 is 39,142 ADT and an Average HHI above \$100,000 in trade area

## CONTACT

**KEITH SEYMOUR**

kseymour@equitycre.com

DIRECT 484.417.2249

**ROB SAMTMANN**

rsamtman@equitycre.com

DIRECT 484.417.2208

# LARCHMONT COMMONS

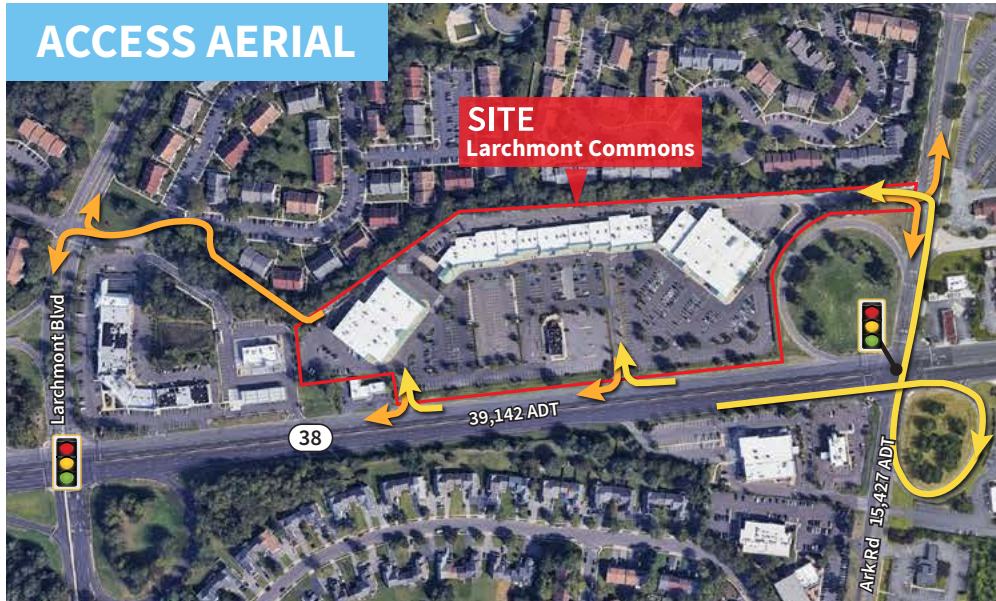
For Lease: 1,600 SF & 2,400 SF Inline Spaces

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054

## SITE PLAN



## ACCESS AERIAL



## Pylon



### Demographics

	1 Mile	3 Miles	5 Miles
Population	12,397	40,539	139,864
Average HHI	\$138,019	\$176,333	\$168,712
Adj Daytime Demos (16yrs+)	5,601	30,201	104,701

Demographic Data Source: Applied Geographic Solutions 2026



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE.

03/26 Keith Seymour & Rob Samtmann are licensed salespersons in PA, NJ & DE.

# LARCHMONT COMMONS

For Lease: 1,600 SF & 2,400 SF Inline Spaces

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054



# LARCHMONT COMMONS

For Lease: 1,600 SF & 2,400 SF Inline Spaces

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054





**Centerton Square**

target, Wegmans, macy's, COSTCO WHOLESALE, TJ-maxx, Burlington, Starbucks, five BELOW, DSW, PETSMART, CHIPOTLE, Chick-fil-A, Wendy's, TOPGOLF, xfinity, Panera BREAD, PNC, GOLF GALAXY

**Village at Cambridge Crossing**

LOCKHEED MARTIN, LAIFITNESS, LOFT, AAA, FedEx Office, Ruby Tuesday, PANCHEROS, new balance, chico's, COLD STONE, EUROPEAN WAX CENTER, OMAHA STEAKS, bundt

**Mount Laurel Center**

7-ELEVEN, Great Clips, CRUST-O-FIRE, DUNKIN'

**Larchmont Centre**

ShopRite, Domino's, Wonder, Twist, SportClips HAIRCUTS

**SITE Larchmont Commons**

39,142 ADT

ALDI, Starbucks, CHIPOTLE MEXICAN GRILL, ups, tropical CAFE, FIVE GUYS BURGERS and FRIES, NovaCare REHABILITATION, planet fitness, DOLLAR TREE

**Residential Housing Legend**

- 1 The Gables - 500 Town Homes
- 2 Summit Apts - 288 Units
- 3 Mt Laurel Crossing Apts - 174 Units
- 4 Madison Place - 210 Town Homes
- 5 Renaissance Club - 165 Condos
- 6 Laurel Green Apts - 120 Units
- 7 800 Apartment Homes

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (P23)