

LARCHMONT COMMONS

Fully Leased!

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

EQUITY RETAIL BROKERS



Coming Soon!



FIVE GUYS
BURGERS and FRIES



PROPERTY FEATURES

- Coming Soon: Five Guys, McHugh BJJ, & Skin & Body Clinic
- Join Aldi, Starbucks, Planet Fitness, Tropical Smoothie Cafe, Chipotle, Dollar Tree, 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
- Fully Fit Out Office Space

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

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ROB SAMTMANN

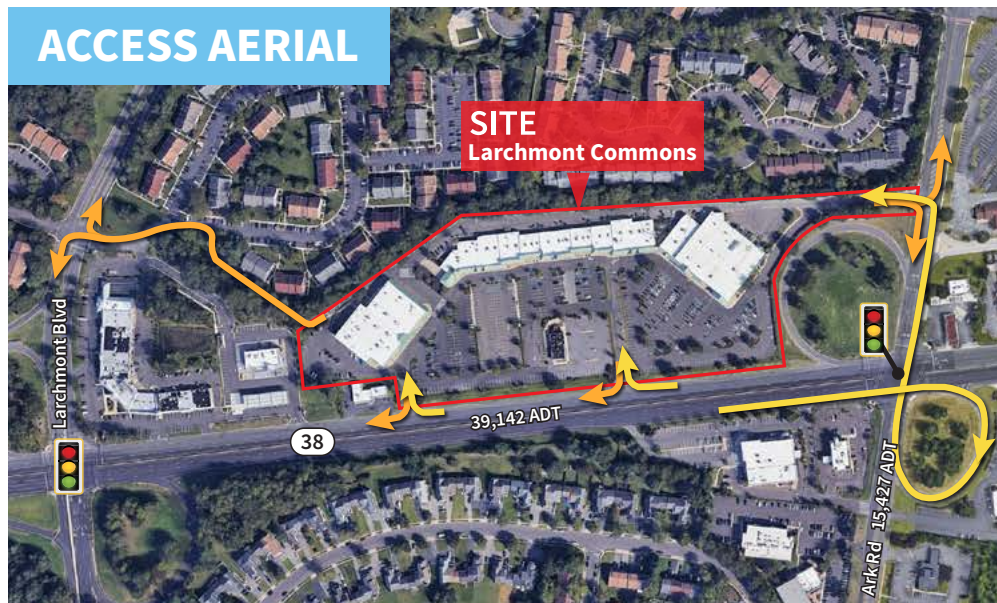
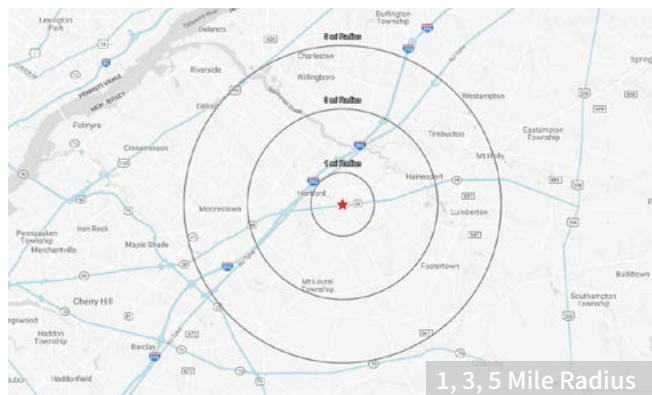
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LARCHMONT COMMONS**Inline Spaces Available For Lease**

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SITE PLAN**ACCESS AERIAL****Pylon****Demographics**

	1 Mile	3 Miles	5 Miles
Population	12,280	39,732	137,784
Average HHI	\$133,620	\$179,548	\$168,347
Adj Daytime Demos (16yrs+)	6,307	33,063	107,031

Demographic Data Source: Applied Geographic Solutions 2024



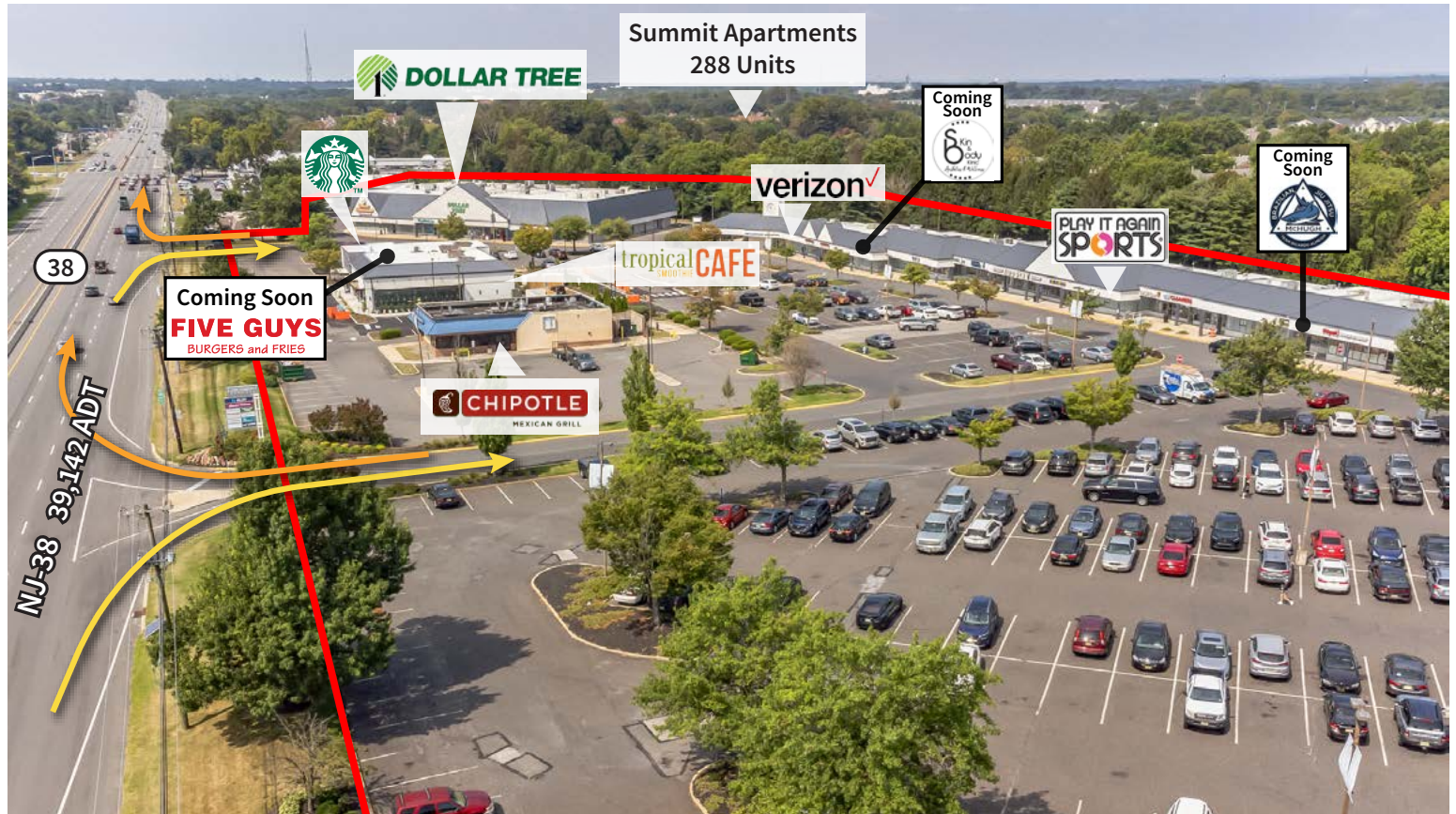
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Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)

Compliments of:

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