

LARCHMONT COMMONS

Inline Spaces Available For Lease

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

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- Coming Soon: Tropical Smoothie Cafe, & Chipotle
- Join Aldi, Starbucks, Planet Fitness, Dollar Tree, Nova Care & more!
- New Construction
- 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 41,047 ADT and an Average HHI above \$100,000 in trade area

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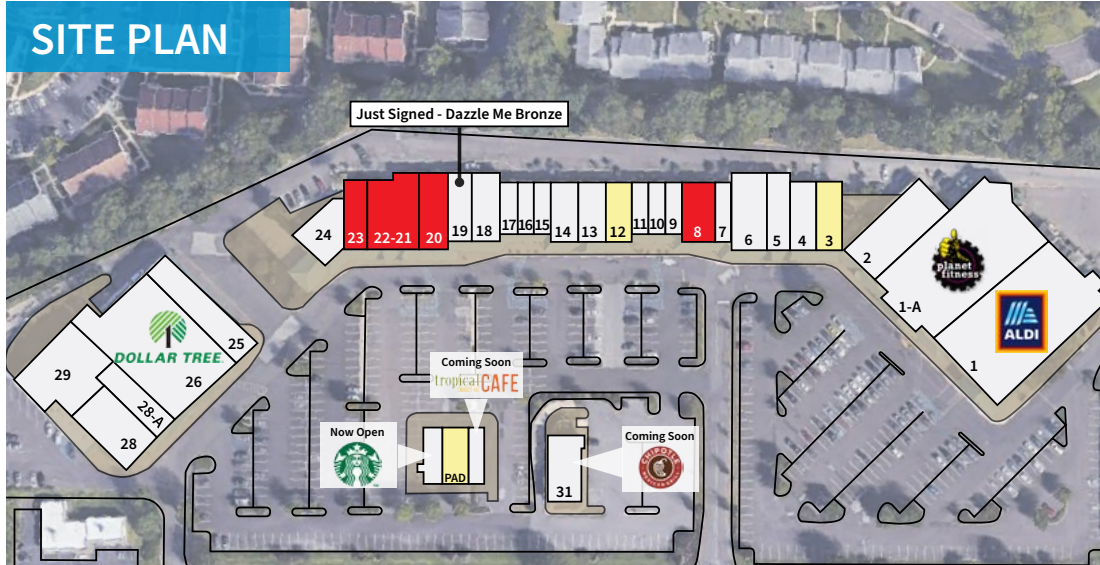
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SITE PLAN



AVAILABLE UNITS

Unit 3	At Lease
Unit 8	±3,015 SF
Unit 12	At Lease
Unit 20	±2,200 SF
Unit 21-22	±5,600 SF
Unit 23	±2,400 SF
Pad Site	At Lease

ACCESS AERIAL



PYLON



Demographics

	1 Mile	3 Miles	5 Miles
Population	12,127	40,016	138,350
Average HHI	\$129,524	\$182,363	\$171,505
Adj Daytime Demos (16yrs+)	5,433	32,602	105,691

Demographic Data Source: Applied Geographic Solutions 2023



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AVAILABLE OFFICE SPACE INTERIOR



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Centerton Square

BED BATH & BEYOND

Village at Cambridge Crossing

Mount Laurel Center

Larchmont Centre

SITE Larchmont Commons

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

Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com