

LARCHMONT COMMONS

Space 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, UPS, Nova Care and more!
- New Construction
- Full site ingress and egress
- Excellent frontage on and visibility from Route 38
- Ample parking

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



CONTACT

KEITH SEYMOUR

kseymour@equityretailbrokers.com

DIRECT 484.417.2249

ROB SAMTMANN

rsamtman@equityretailbrokers.com

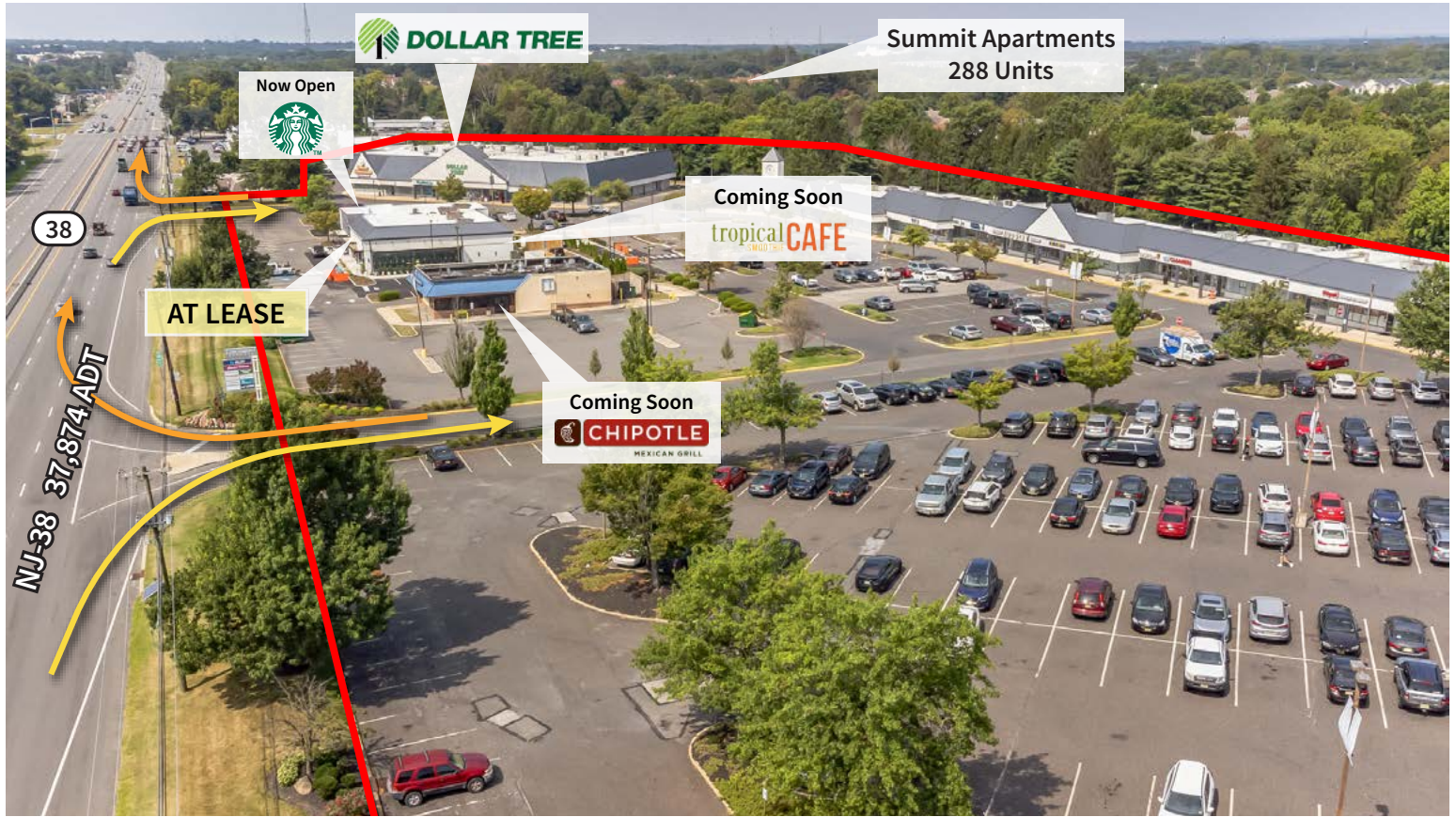
DIRECT 484.417.2208

LARCHMONT COMMONS

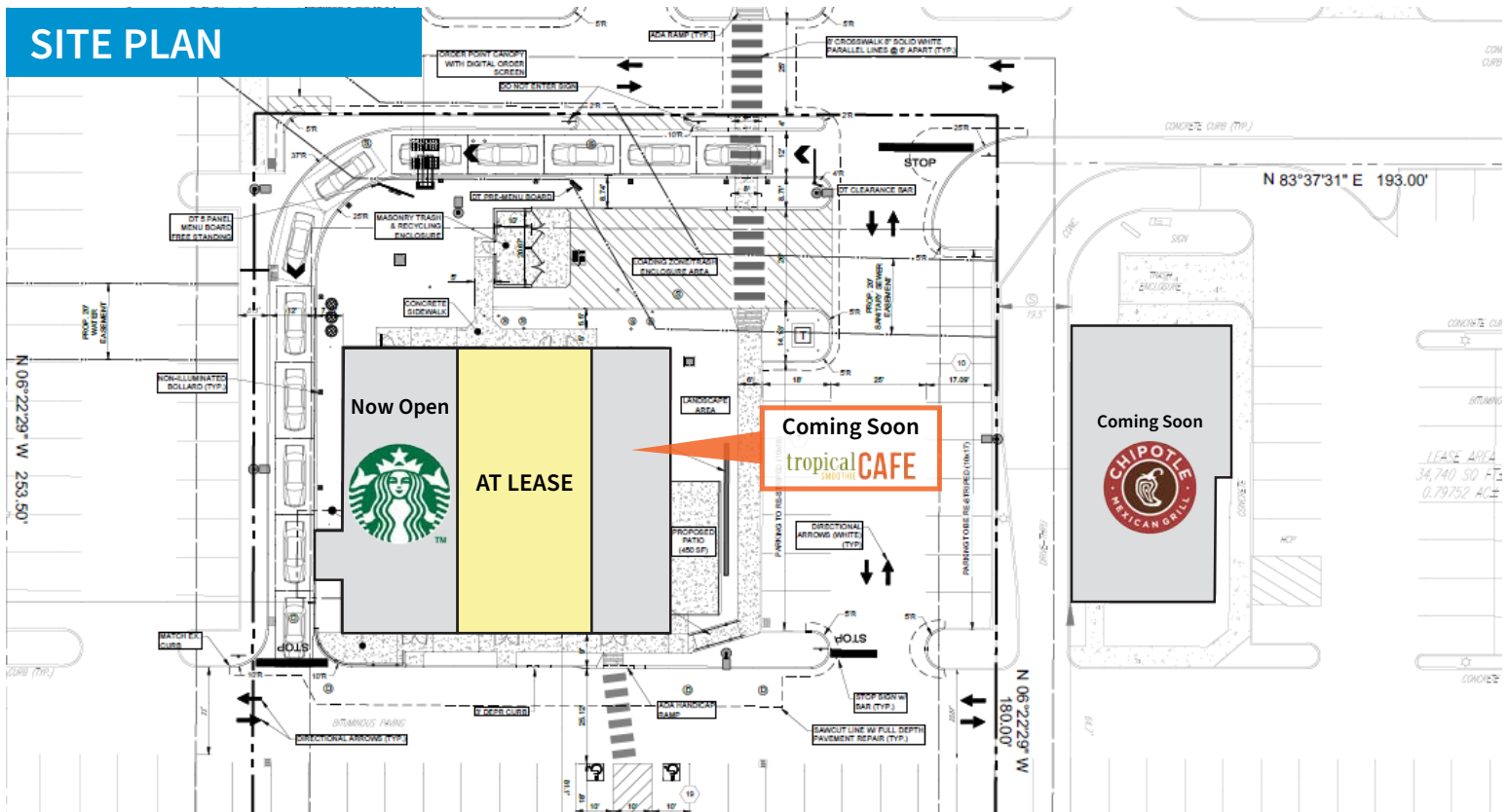
Space Available For Lease

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

EQUITY RETAIL BROKERS



SITE PLAN



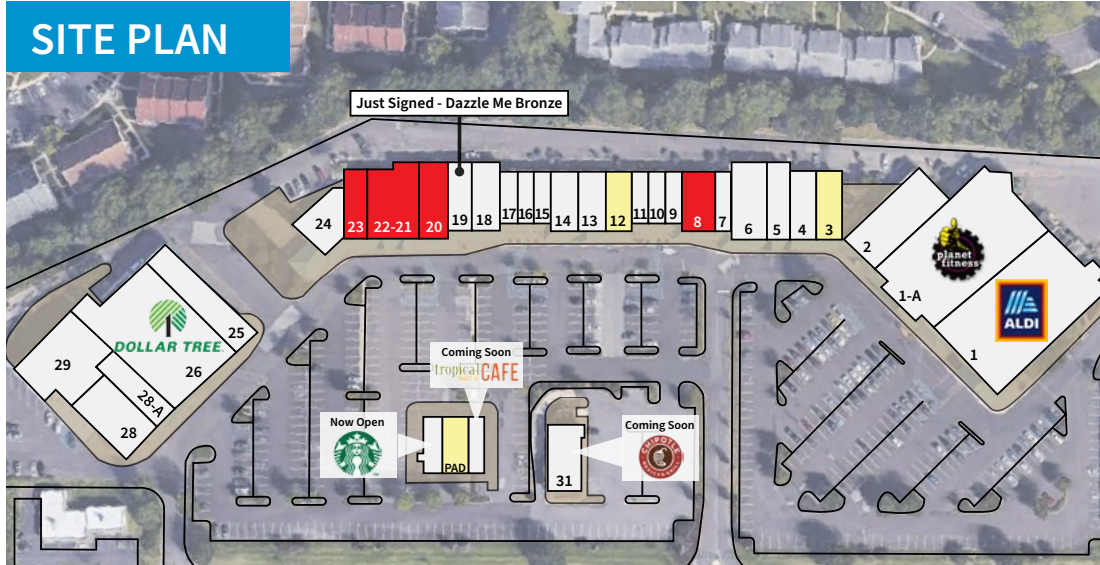
LARCHMONT COMMONS

Space Available For Lease

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

EQUITY RETAIL BROKERS

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



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 Retail Brokers is licensed in PA, NJ, & DE. Keith Seymour & Rob Samtmann are licensed salespersons in PA & NJ.

04/24



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online, Esri ('18), NJ DOT ('18)

Compliments of:

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

