

2.99 ACRES of INDUSTRIAL/R3 LAND AVAILABLE FOR LEASE/BTS

4202,4204,4206 & 4208 Church Rd | Mt. Laurel, NJ 08054 | Burlington County
Cross Easements with **1203-1207 Route 73**

PROPERTY HIGHLIGHTS

- **2.99 ACRES OF VACANT LAND**
with access to Route 73 & Church Rd.
- Easy access to NJ Turnpike and I-295 all points North/ South East/ West
- Excellent visibility and access
- Property zoned Industrial and R-3
- Located in the heart of Mt Laurel with access to both directions of Route 73
- Densely populated trade area with strong daytime employment and median HH incomes
- Traffic counts: Route 73 excess of 41,000 cars/day
Church Rd. over 17,000 cars/day
- Ground Lease or Build To Suit Opportunities
- Ideal uses Automobile/Equipment Dealerships, Medical, Bank, Hotel, Gas/Convenience, Office, Restaurants, Daycare, Self Storage
- **ALSO AVAILABLE: 23,000sf BUILDING w/PARKING**

Demographics	1 Mile	3 Miles	5 Miles
Population	6,443	79,624	200,857
Average HH Income	\$104,376	\$117,270	\$125,563
Total Businesses	946	5,307	10,521
Number of Employees	14,883	66,623	131,267

Traffic Counts

* Data Source: Sites USA - REGIST™ 2021

Route 73 in excess of 41,000 ADA
Church Rd 17,000 ADA



**AVAILABLE FOR GROUND LEASE
OR BUILD TO SUIT**

23,000sf BUILDING w/PARKING
POTENTIAL 10,000sf BUILDING EXPANSION



EXCLUSIVE
AGENT:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com

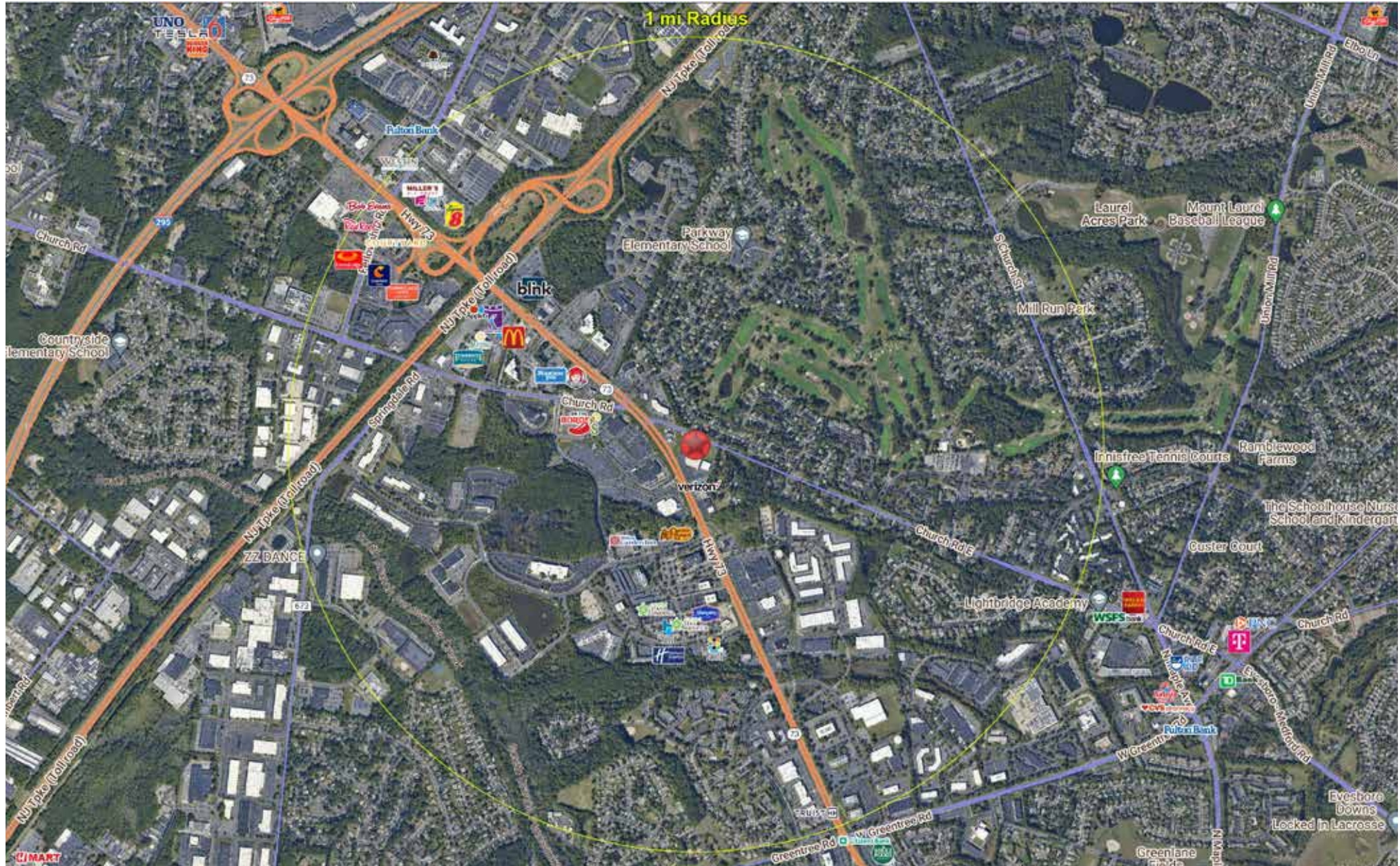
Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

610-941-4034
LPRE.COM
1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



092023

2.99 ACRES OF INDUSTRIAL/R3 VACANT LAND AVAILABLE FOR LEASE/BTS CROSS EASEMENTS WITH 1203-1207 ROUTE 73 LOCAL COMPETITION



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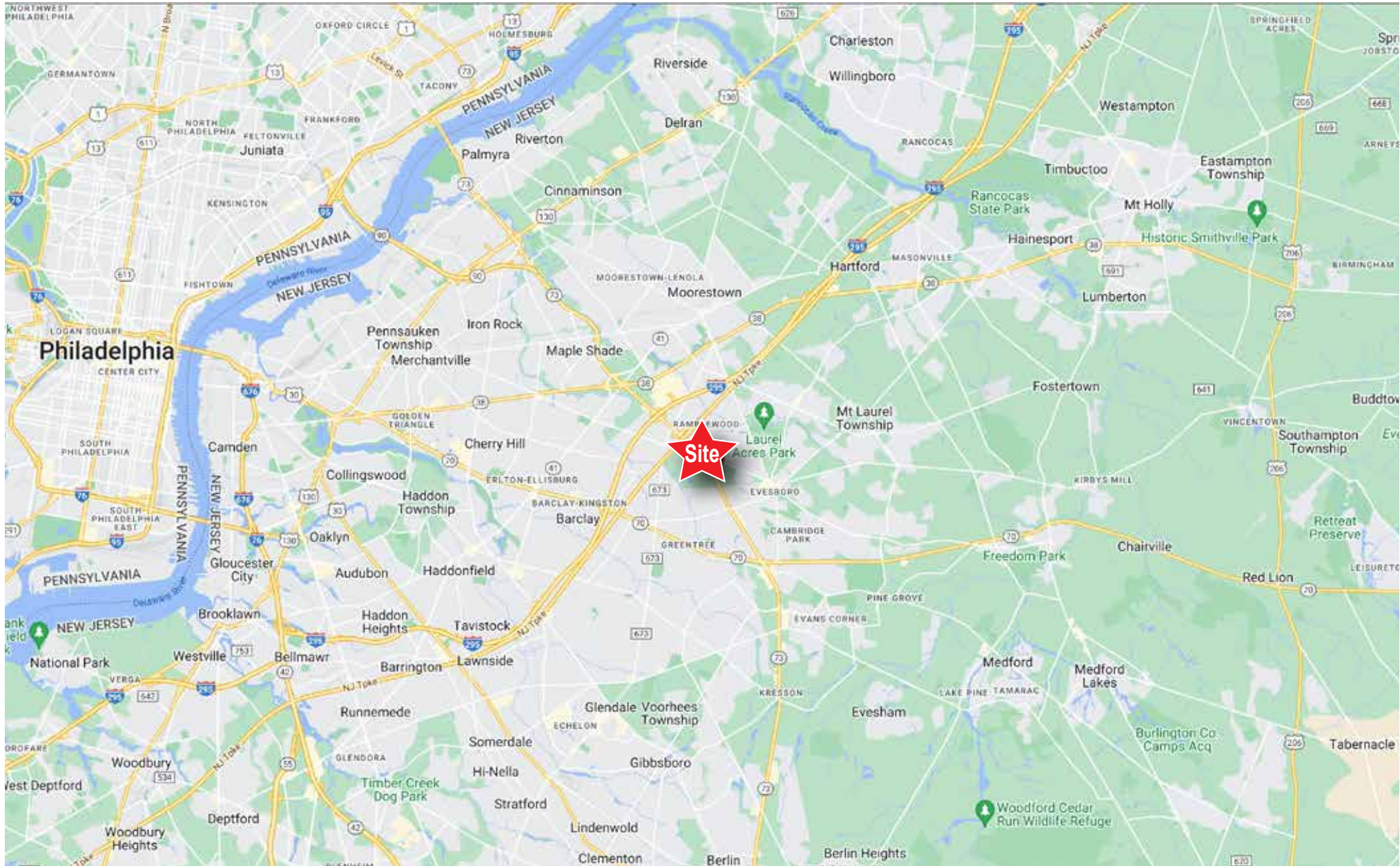
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2.99 ACRES of INDUSTRIAL/R3 VACANT LAND AVAILABLE FOR LEASE/BTS CROSS EASEMENTS WITH 1203-1207 ROUTE 73

REGIONAL MAP



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