

**7027 ROUTE 38**  
PENNSAUKEN, NEW JERSEY

**8,000 SF FOR SALE OR LEASE**



# 7027 ROUTE 38

PENNSAUKEN, NJ

## SITE INFORMATION

**ACREAGE:** +/- 2.26 ACRES

**FRONTAGE:** 463' ON RT. 38

**AVAILABLE:** +/- 8,000 SF

**TRAFFIC:** 58,425 VPD ON RT. 38

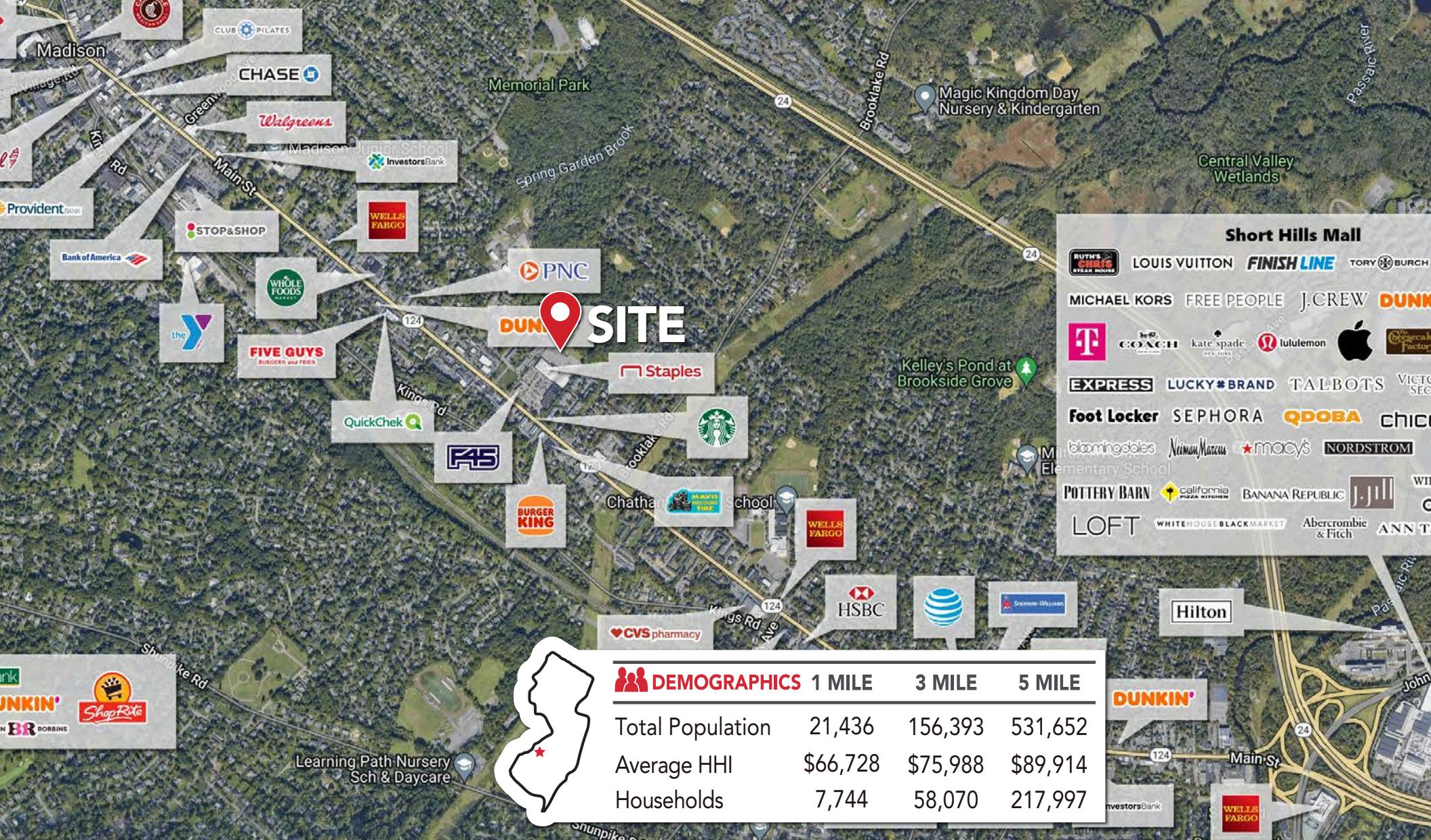
**ASKING RENT:** \$15.00 PSF NNN

**NNN:** \$4.00 PSF

**SALE PRICE:** \$2.5 MILLION

**NOTES:**

- HIGH VISIBILITY
- EASY ACCESS TO ROUTE 70 AND PHILADELPHIA
- C-2 ZONING (Retail & Professional Use)



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**MARKET AERIAL**