

# 5.5 COMMERCIAL ACRES | FOR SALE

1569 Route 38 & 208/210 Madison Ave | Lumberton, NJ 08055 | Burlington County

**LEGEND**

**PROPERTIES INC.**

**COMMERCIAL REAL ESTATE**

**41,636 VPD**

**Route 38**

**11,033 VPD**

**Madison Ave.**

**FOR SALE** | Lumberton, NJ | Burlington County

**5.5 ACRE**  
**Parcel Size**

**IMMEDIATE**  
**Availability**

**\$5.2**  
**MILLION**  
**Sale Price**

## PROPERTY INFORMATION

- 5.5 Acres Available for Sale
- Far corner to Route 38 with access to both directions of Route 38 and Madison Ave./Main St. at signalized intersection
- Zoned - B2 Commercial
- Located on major commercial corridor surrounded by strong suburban demographics
- Strong daytime employment nearby - close proximity to Virtua Hospital and downtown Mt. Holly
- Ideal location for retail, restaurant, medical or bank users

Demographics	1 Mile	3 Miles	5 Miles
Population	8,442	41,842	84,073
Average HH Income	\$120,128	\$147,460	\$147,693
Total Businesses	487	1,372	2,670
Number of Employees	5,979	15,429	29,152
Traffic Counts	Route 38: 41,636 VPD Madison Ave.: 11,033 VPD		

\*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION: STEVEN DEPETRIS  
PLEASE CONTACT: 856-231-1010 x203  
609-760-2543 CELL  
SDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | 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. 040424



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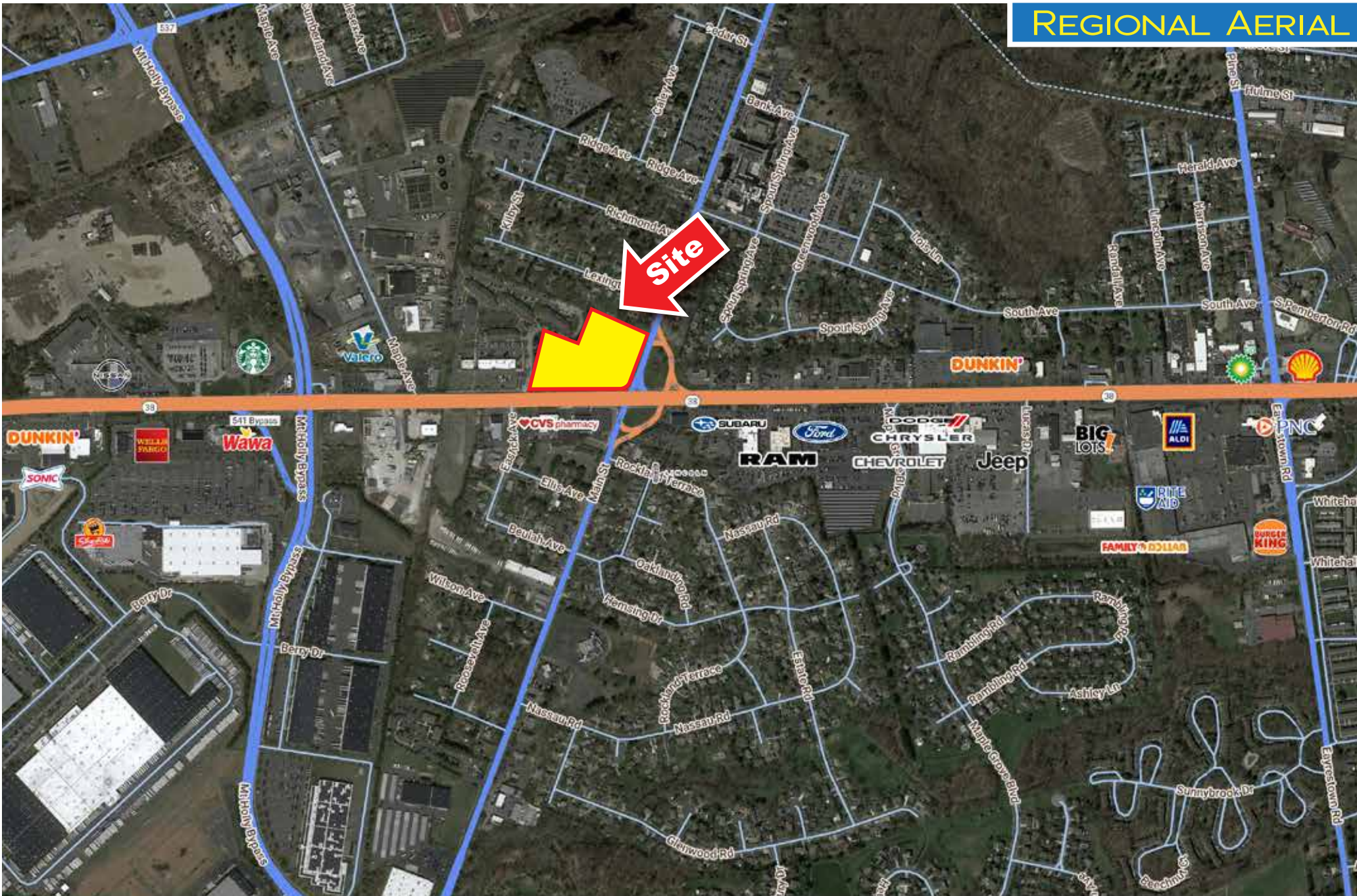
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## REGIONAL AERIAL



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**SITE PLAN**



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population	8,442	41,842	84,073
Projected Population (2028)	9,243	45,080	90,365
Projected Annual Growth (2023 to 2028)	1.9%	1.5%	1.5%
Daytime Population			
Total Businesses	487	1,372	2,670
Number of Employees	5,979	15,429	29,152
Income			
Estimated Average HH Income	\$120,128	\$147,460	\$147,693
Projected Median HH Income (2028)	\$97,240	\$118,339	\$119,146
Households & Growth			
Households	3,090	15,673	33,508
Projected Households (2028)	3,359	16,789	35,763
Projected Annual Growth (2023 to 2028)	36.2%	39.6%	30.4%
Education			
High School Graduate	32.6%	25.0%	23.0%
Some College	19.7%	18.0%	18.1%
Bachelor Degree	19.2%	27.1%	28.9%

Traffic Counts:

Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

