

HIGH EXPOSURE RETAIL AND OFFICE FOR LEASE

4201 CHURCH ROAD, MOUNT LAUREL, NJ 08054

THE ELLIPSE CENTER



Property/Area Highlights

- + Landmark Shopping Center with access from Route 73, Church Road and Ramblewood Parkway
- + Join Good Foods 2 Go, iSpa & Nails Kaly's Cuts, The ScyFli Smoke Shop, Certa Pro Painters and We Buy Gold
- + Surrounded by strong demographic residential, offices and daily business hour consumers
- + Close proximity to I-295 and the NJ Turnpike
- + Abundant Parking
- + Façade has been redone

SF/Size Available: **OFFICE**

Unit 8: +/- 750 RSF
Unit 10: +/- 1,500 RSF
Unit 13: +/- 1,700 RSF
Unit 14: +/- 397 RSF
Unit 14A: +/- 1,633 RSF

RETAIL

Unit 9/10: +/- 3,335 RSF

Signage: Pylon and Façade signage



KEN RICHARDSON

Vice President/Partner

T: 856.797.1919 x108

C: 609.346.0512

E: Ken.Richardson@VantageRES.com

JOHN DOSS

Sr. Advisor

T: 856.797.1919 x104

C: 856.473.8615

E: John.Doss@VantageRES.com

www.VantageRES.com

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SECOND FLOOR EXECUTIVE SUITES

COMMON AREA



SUITES



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2018 Demographics

Est. Population

1 mile	4,849
3 mile	79,044
5 mile	193,889

Est. Households

1 mile	1,938
3 mile	31,997
5 mile	75,870

Est. Avg HH Income

1 mile	\$90,337
3 mile	\$88,384
5 mile	\$94,278

Traffic Count

76,076 VPD



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