

.55 ACRE FOR SALE

3209-3215 ROUTE 38 | MOUNT LAUREL, NJ

IDEAL FOR
OWNER-OPERATOR

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HOME WITH DETACHED GARAGE



HIGHLIGHTS

• GREAT VISIBILITY AND SIGNAGE

1. 3209 Route 38 (LEASED)

Lot Area: 34,064 SF | Acres: 0.78 | Lot Size: 177' X 200

2. Existing Abbruzzi & Giunta's Italian Market (*Business to remain*)

5,300 SF Building | Acres: 0.61 | Lot Size: 139' X 192'

3. 3215 Route 38 (AVAILABLE)

Lot Area: 23,862 SF | Acres: 0.55 | Lot Size: 139' X 204

• Zoned "B" Business

• Traffic count of **47,166 vehicles per day**

TRAFFIC GENERATORS



DEMOGRAPHICS

SOURCE: REGIS ONLINE

	1 MILE	2 MILE	3 MILE
POPULATION	9,734	23,329	43,577
AVERAGE HH INCOME	\$90,856	\$124,874	\$144,734
DAYTIME EMPLOYEES	6,712	18,876	25,267

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