

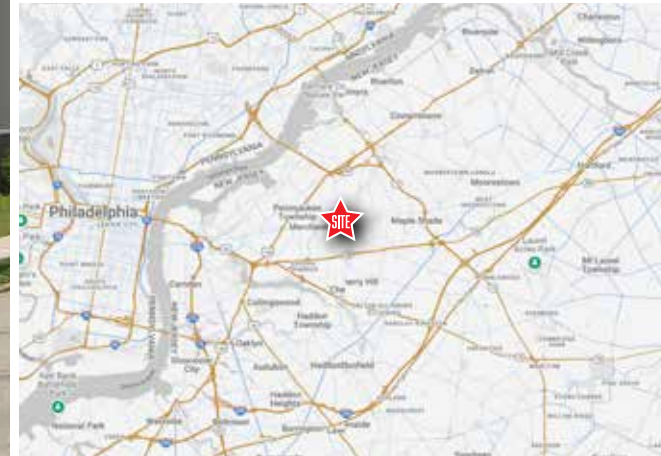
9,234 SF FREE-STANDING RETAIL BLDG | FOR LEASE

7407 Maple Ave | Pennsauken, NJ 08109 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 7407 Maple Ave | Pennsauken, NJ 08109

**9,234 SF
Ground Floor**

**0.79 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**LEASE/SF
Upon Request**

PROPERTY INFORMATION

- Corner freestanding property at the intersection of Maple Ave. & Burling Ave. • Zoned C1
- Excellent visibility and access with good traffic counts
- Approx 30 off street parking space available and Bus routes located directly in front of this property
- Ideal location for Retail, Automotive, Medical/Dental Uses, Education, Food Market

Demographics	1 Mile	3 Miles	5 Miles
Population	13,808	117,186	342,270
Average HH Income	\$106,739	\$110,743	\$110,200
Total Businesses	570	4,469	14,398
Number of Employees	5,907	54,111	166,143
Traffic Counts	Maple Ave.: 7,098 VPD Church Rd.: 6,679 VPD		

*Data Source: Sites USA REGIS™ 2024

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



9,234 sf FREE-STANDING RETAIL BLDG | FOR LEASE

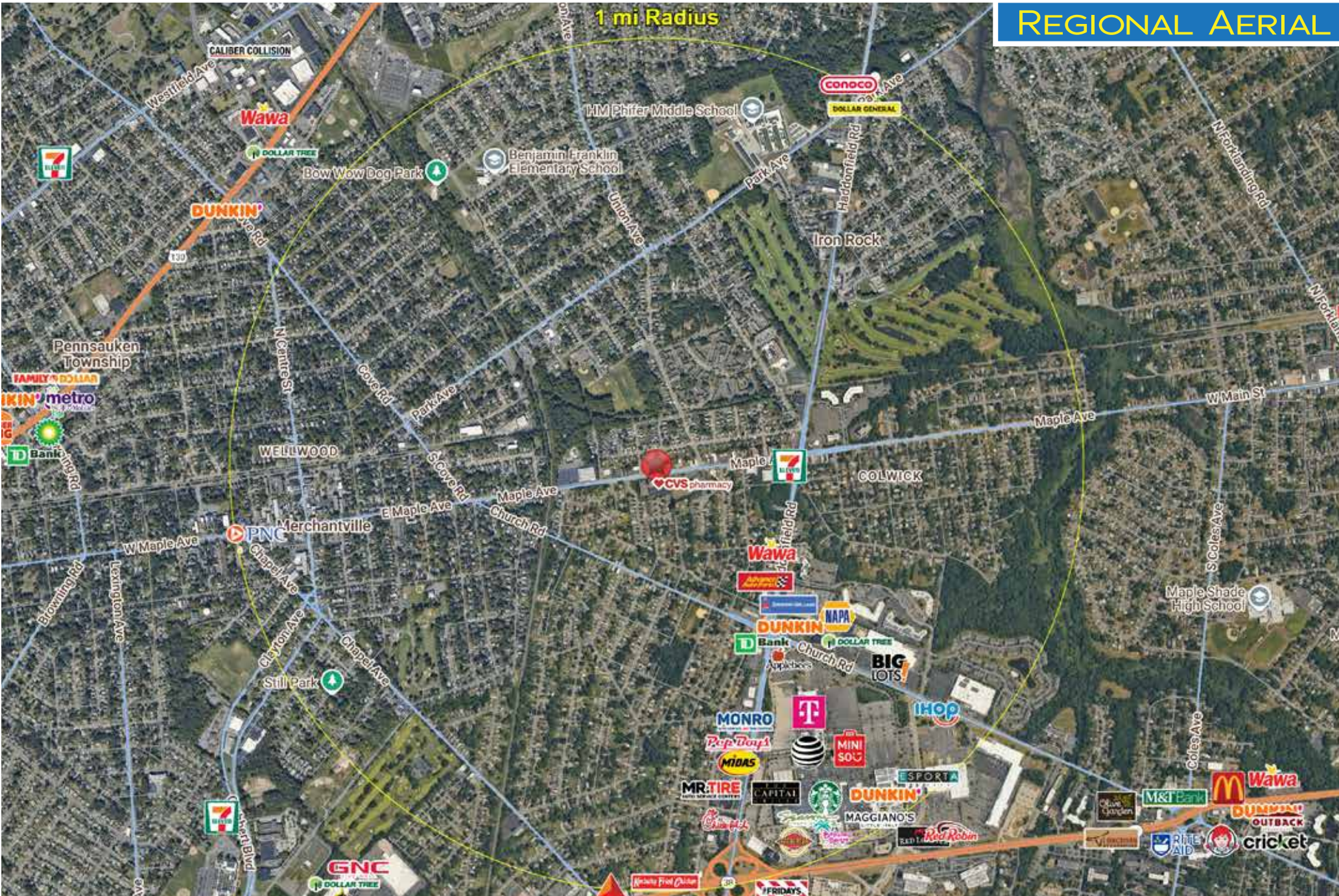
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REGIONAL AERIAL



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 its 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.

9,234 SF FREE-STANDING RETAIL BLDG | FOR LEASE

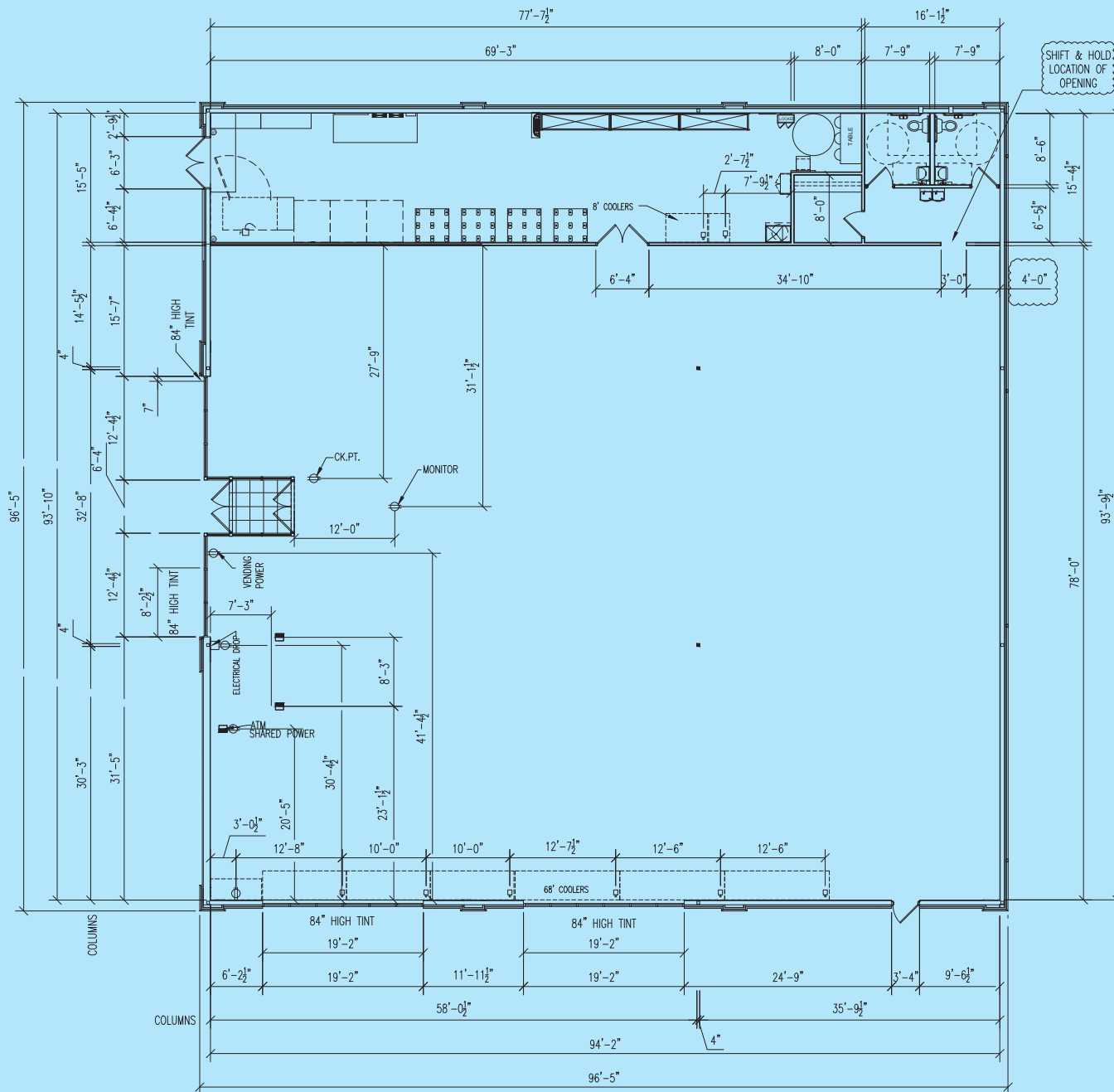
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SITE PLAN



9,234 SF FREE-STANDING RETAIL BLDG | FOR LEASE

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COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	13,808	117,186	342,270
Projected Population (2029)	14,631	121,173	346,541
Projected Annual Growth (2024 to 2029)	1.2%	0.7%	0.2%

Households & Growth

Households	5,456	44,885	132,564
Projected HH (2029)	5,814	46,852	135,547
HH Growth with Children (2024 to 2029)	27.3%	31.3%	31.1%

Income

Average HH Income (Est. 2024)	\$106,739	\$110,743	\$110,200
Median HH Income (2024)	\$83,391	\$84,792	\$82,159

Daytime Population

Total Businesses (2024)	570	4,469	14,398
Number of Employees (2024)	5,907	54,111	166,143

Education

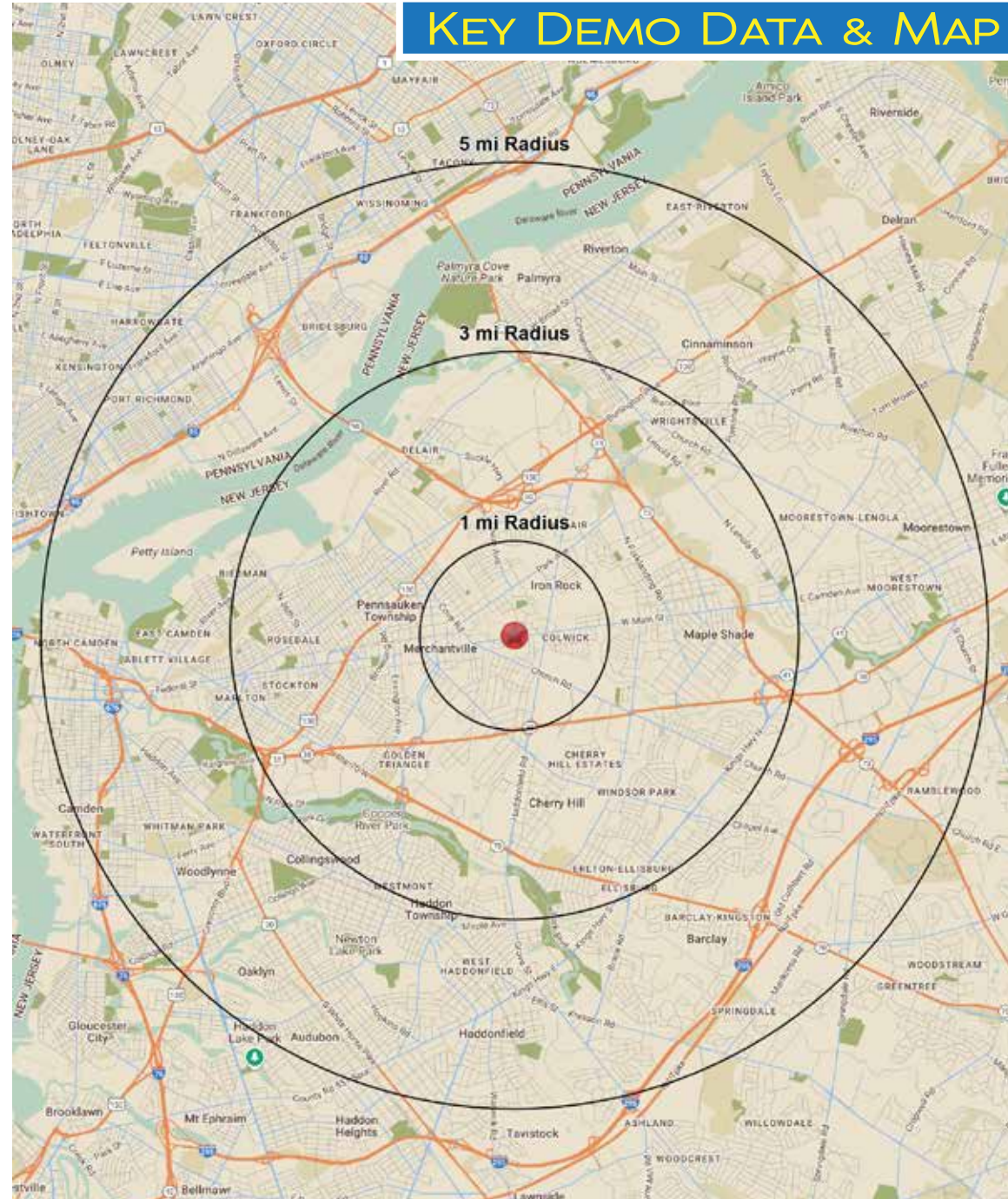
High School Graduate	28.9%	29.7%	29.5%
Some College	17.2%	16.1%	16.0%
Bachelor Degree	18.4%	17.7%	18.5%
Graduate	14.0%	12.3%	13.6%

Traffic Counts:

Maple Ave.: 7,098 VPD · Church Rd.: 6,679 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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