

BANK OF AMERICA PLAZA

3131 ROUTE 38 | MT LAUREL TOWNSHIP, NJ 08054

FOR LEASE

±1,633 SF AVAILABLE

PROPERTY FEATURES

- **±1,633 SF Second Floor Suite For Lease**
- Located at 3131 Route 38 on the corner of one of the most highly trafficked intersections in Burlington County
- Close proximity to I-295 & the NJ Turnpike
- Strong Traffic Counts: ±37,858 AADT on Rt. 38
- Surrounding retailers include Burger King, Aldi, Planet Fitness, McDonald's, ShopRite, Walgreens, Royal Farms, CVS, Chase Bank, Citizens Bank and more.
- Diverse Tenant Roster
- Close Proximity to Larchmont Commons



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,027	36,169	131,285
AVERAGE HHI	\$97,837	\$122,053	\$120,689
TOTAL HOUSEHOLDS	5,133	14,632	48,998

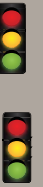
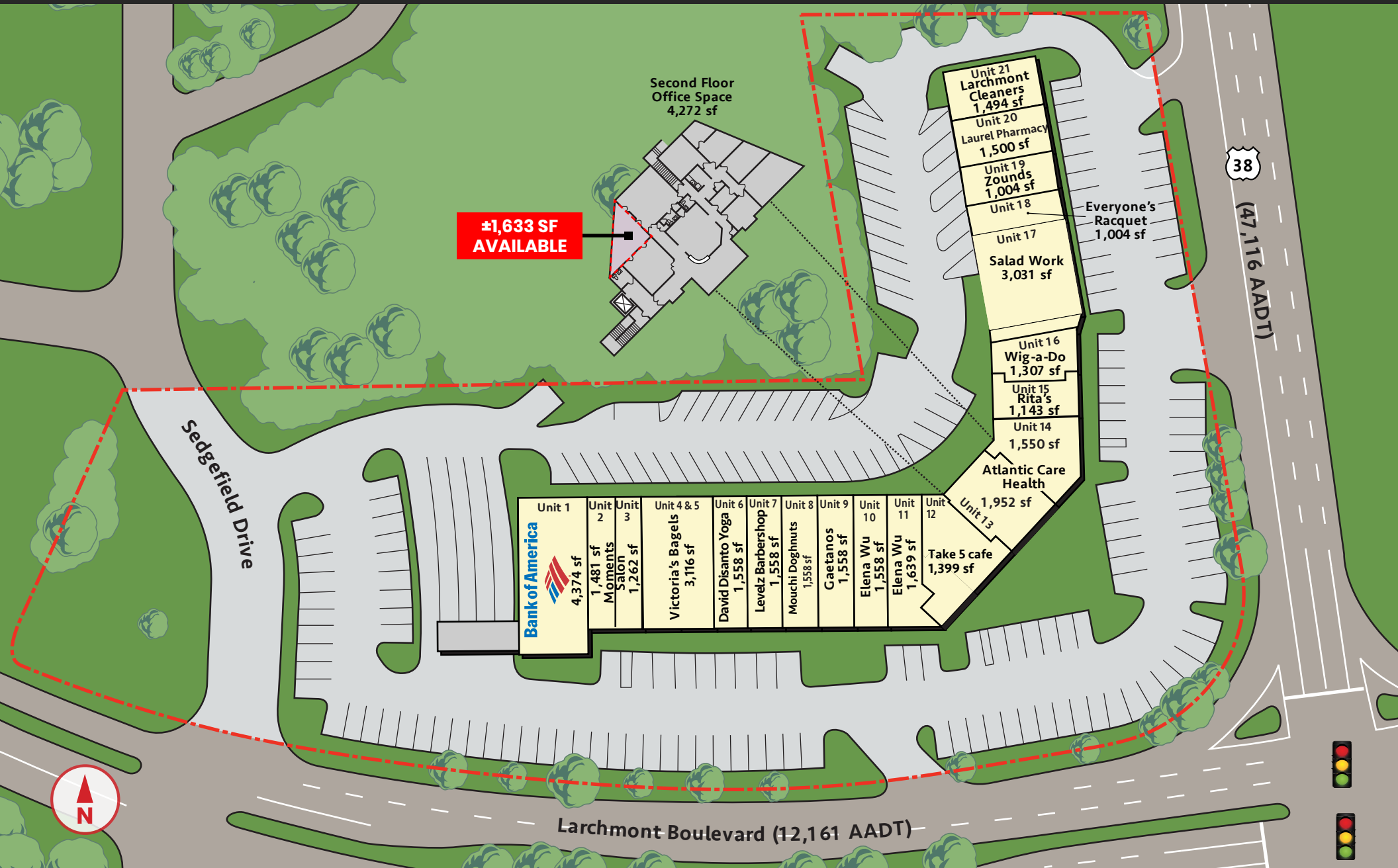
FOR MORE INFORMATION:

DANIEL P. SILVESTRI
Phone: 856.439.9200
Email: dsilvestri@ic-re.com



Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

PROPERTY SITE PLAN: 3131 ROUTE 38 | MT LAUREL TOWNSHIP, NJ 08054



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RETAIL MARKET AERIAL: 3131 ROUTE 38 | MT LAUREL TOWNSHIP, NJ 08054



CENTERTON SQUARE
 ± 770,000 SF Shopping Center **Burlington**

Target **Wegmans** **PET SMART** **COSTCO WHOLESALE**
TJ-maxx **FIVE BEL'W** **BED BATH & BEYOND**
JOANN **MATTRESS FIRM** **DSW** **PNC**
Starbucks **Chipotle** **Panera Bread** **TOPGOLF** **Arbys** **Wendy's**

BANK OF AMERICA PLAZA

Bank of America **SALADWORKS** **Rita's**
ShopRite **McDonald's**

LARCHMONT COMMONS SC

ALDI **DOLLAR TREE** **BURGER KING**
HAIR CUTTERY

VILLAGE AT CAMBRIDGE CROSSING

LAIFITNESS **LOFT** **PANCHEROS MEXICAN GRILL**
chico's **Ruby Tuesday** **FedEx Office**

LOCKHEED MARTIN
 Largest Employer in Burlington County
 ± 4,000 Employees

Rowan College
 BURLINGTON COUNTY

Funplex

CVS pharmacy

TACO BELL

TD Bank

DUNKIN'

Wawa
DUNKIN'

Virtua Health

Virtua Health

ROYAL FARMS
 Real Fresh. Real Fast.

IGLOO
 ICE RINK

Walgreens

