East Gate Square

1160 Nixon Drive, Mount Laurel, NJ



30,096 SF Retail Space for Sublease

888,074 SF GLA regional power center

David Townes

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Property Location

- » Largest open-air shopping center in the Philadelphia metro market
- » Excellent visibility and easy access from Route 73, Route 38 and I-295
- » Located adjacent to Moorestown Mall with a GLA of 1,066,000 SF

Retail Availability

- » 888,074 SF GLA regional power center
- » Availability:
 30,096 SF for sublease (Gabe's space)
- » Sublease expires 03/31/2029
- » Parking ratio: 10 / 1,000 SF
- » Pylon signage opportunity on Nixon Drive

Asking rent

- » Upon request
- » NNN charges: \$7.42 PSF

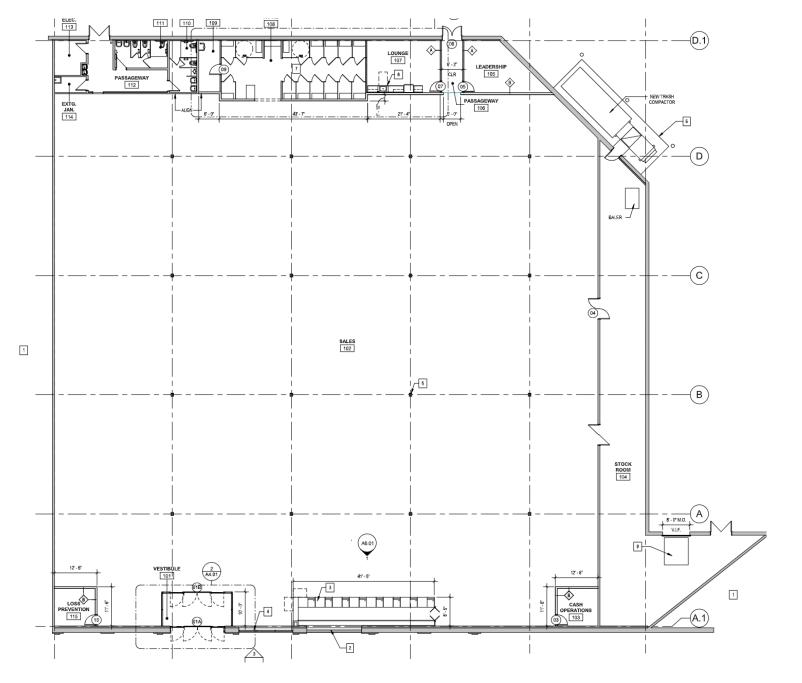
Trade Area Co-Tenants





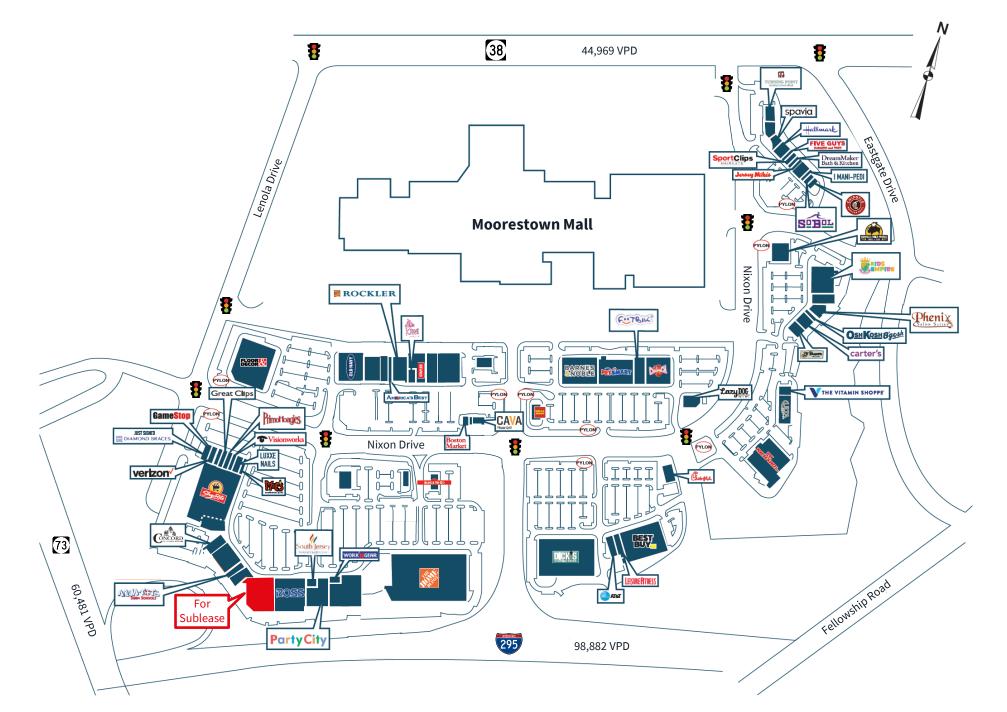


| Floor **Plan**



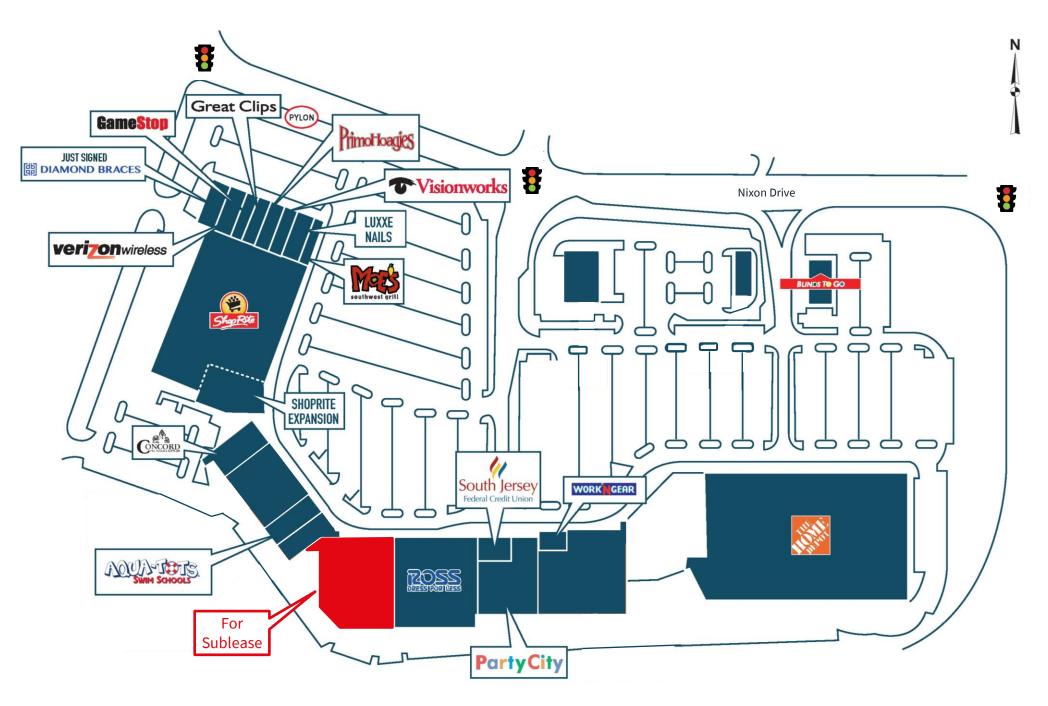


Overall Site Plan



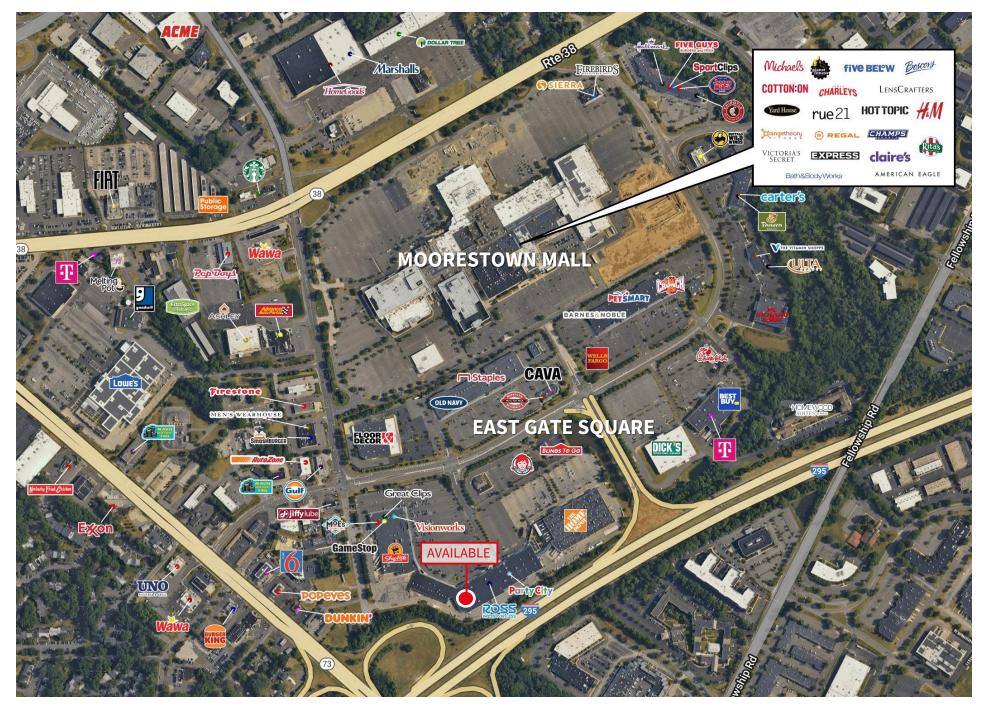


Phase I Site Plan

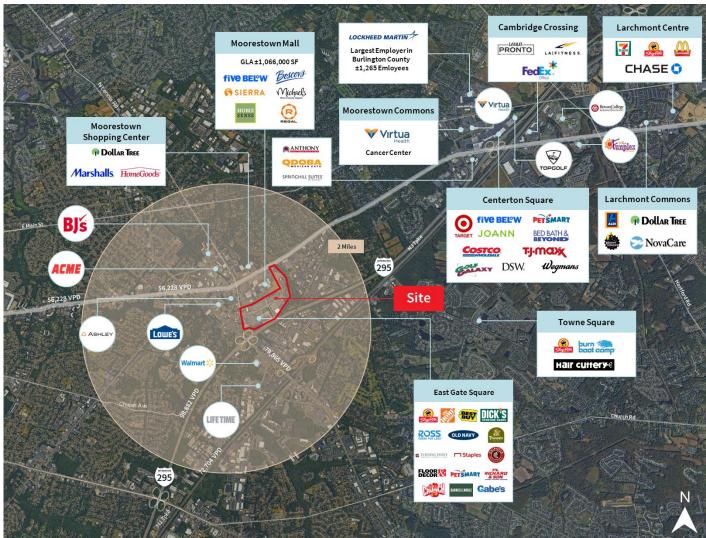




Site Aerial



Market Aerial



For more information contact:

David Townes Managing Director +1 917 993 5515 david.townes@jll.com Alana Friedman Vice President +1 201 741 0990 alana.friedman@jll.com Demographics

Med. HH Income

69,703 Employees

⊡⊔

7,528 Businesses

Demographics taken within 3 miles Source: ESRI, 2023



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