

East Gate Square

1160 Nixon Drive, Mount Laurel, NJ



30,096 SF Retail Space for Sublease

888,074 SF GLA regional power center

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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

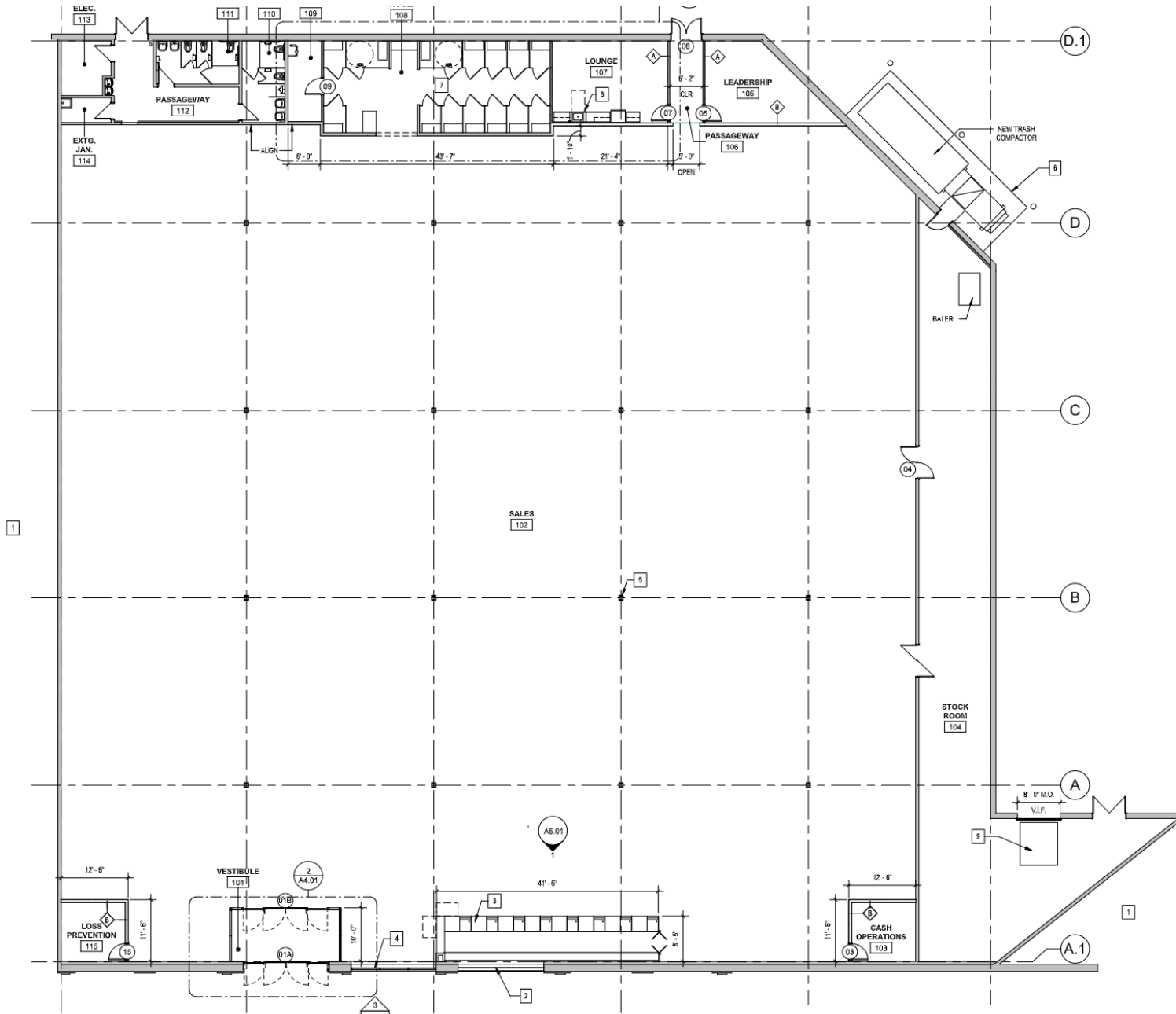
Asking rent

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

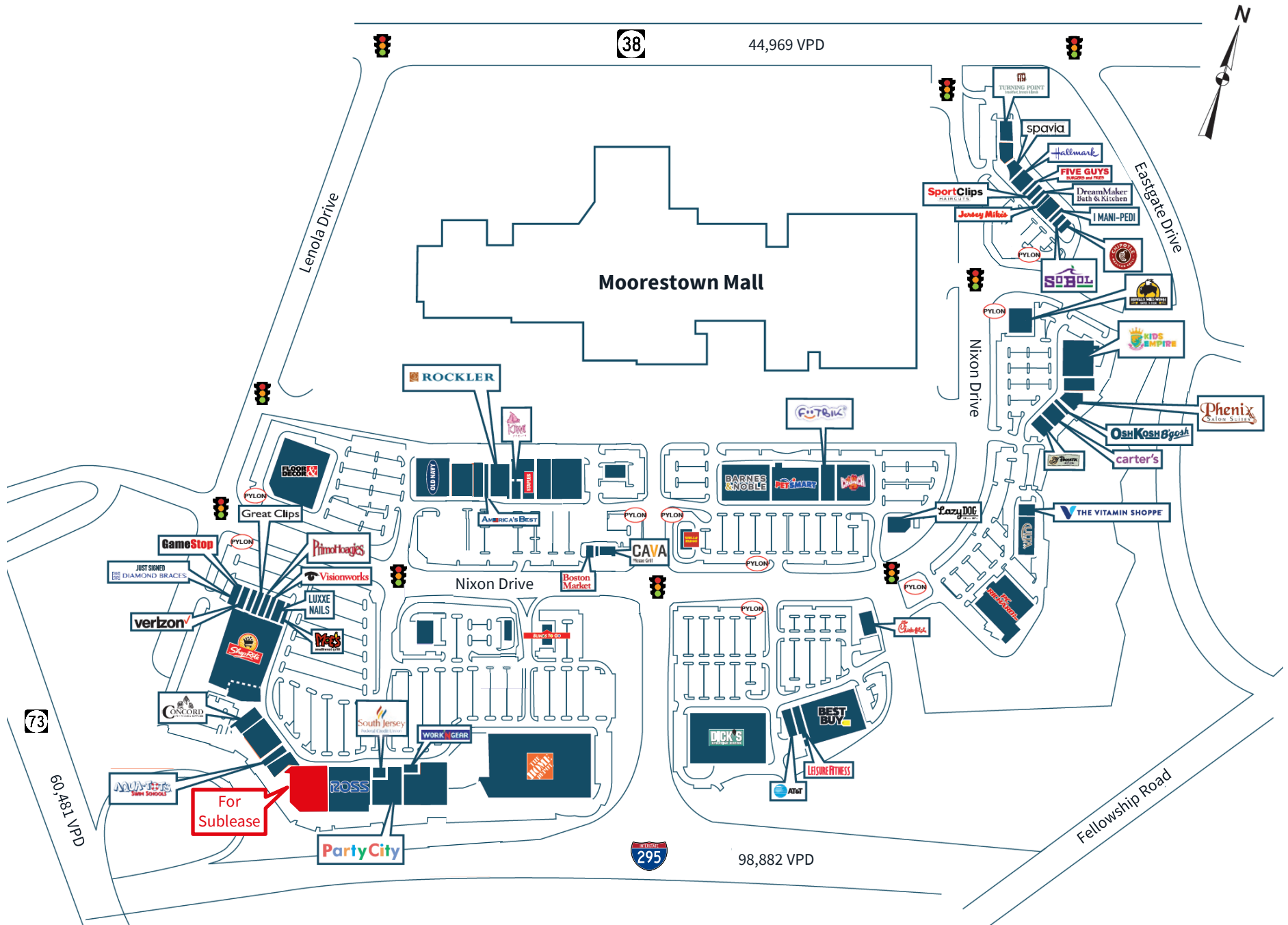
Trade Area Co-Tenants



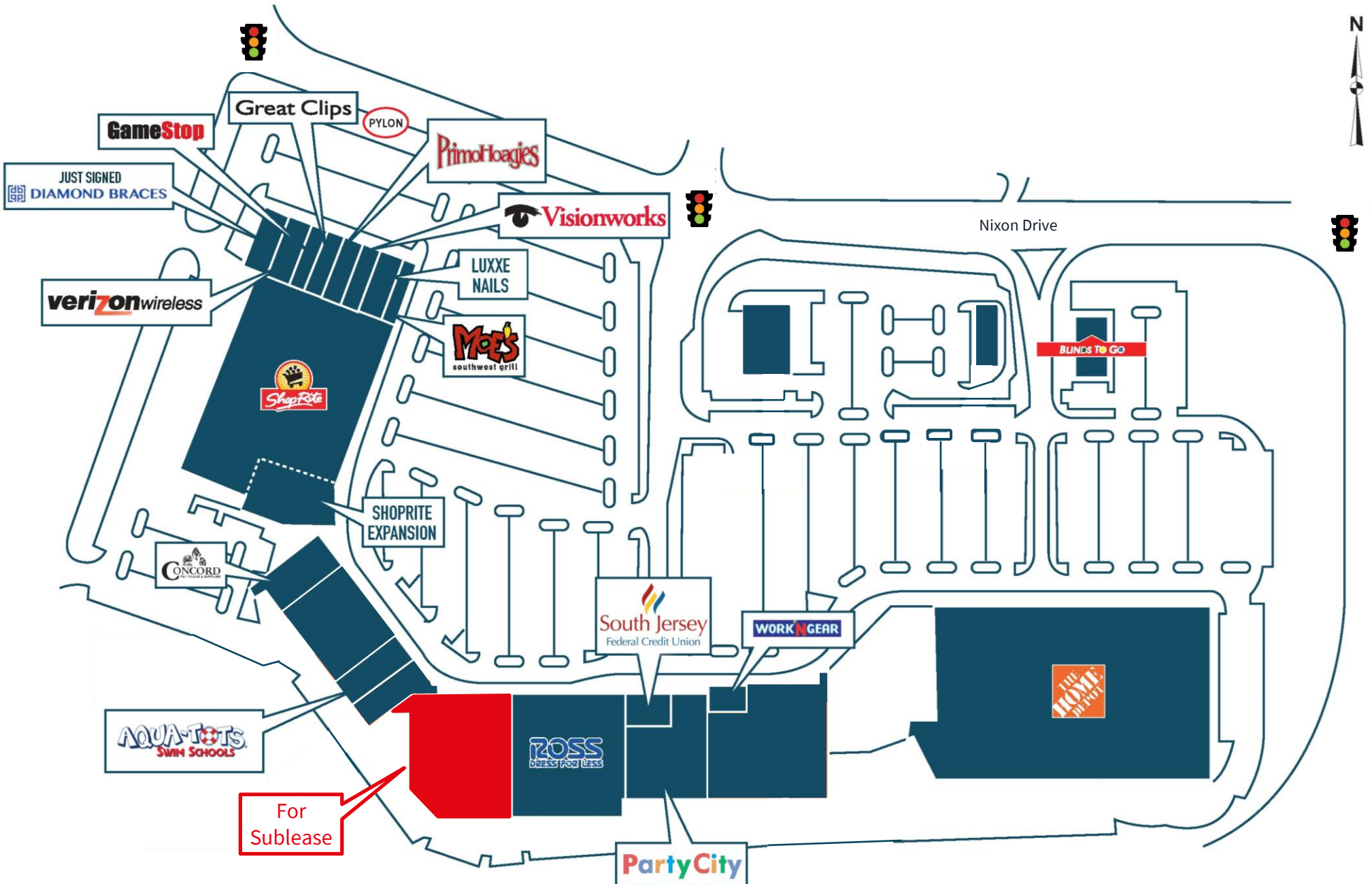
Floor Plan



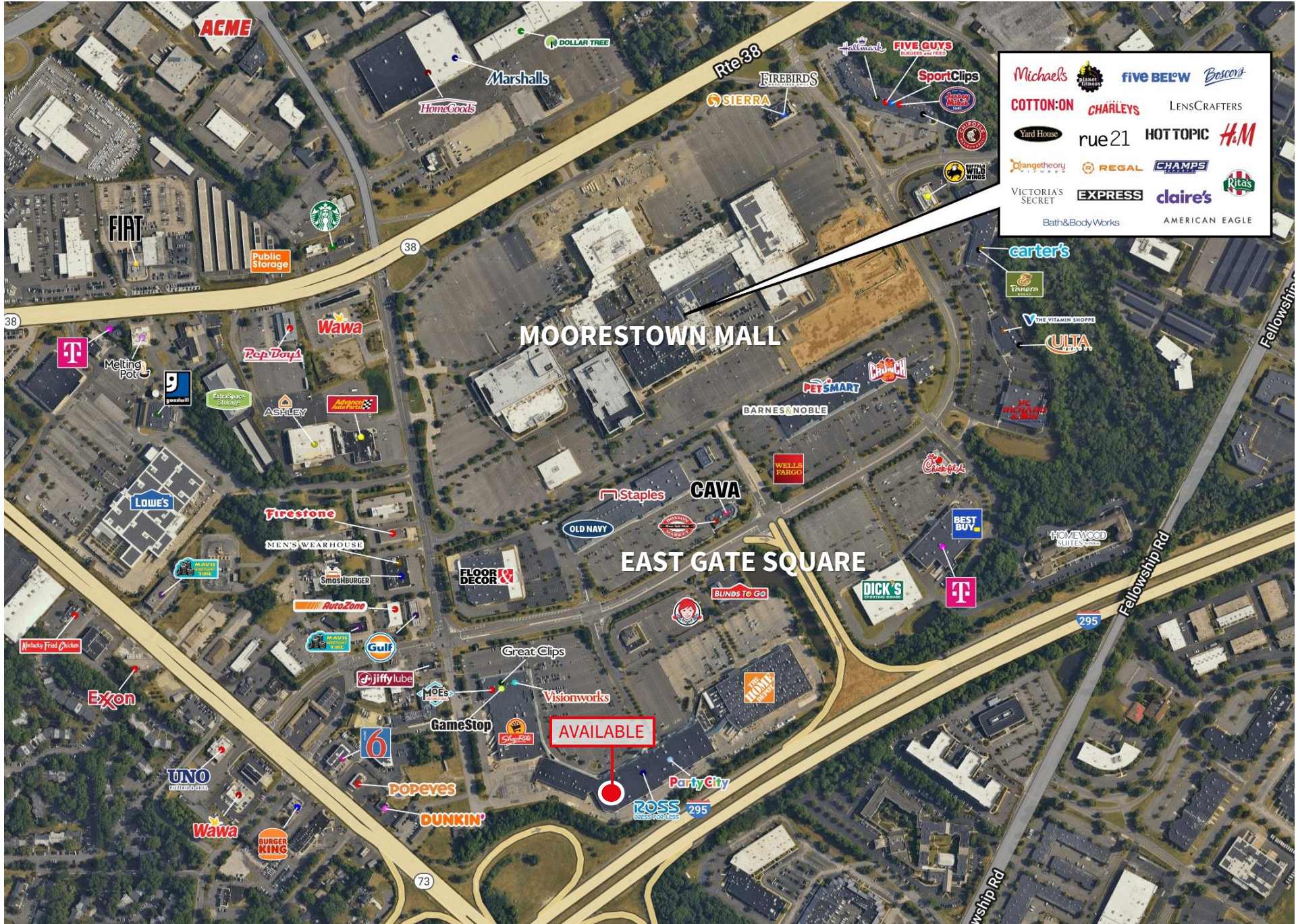
Overall Site Plan



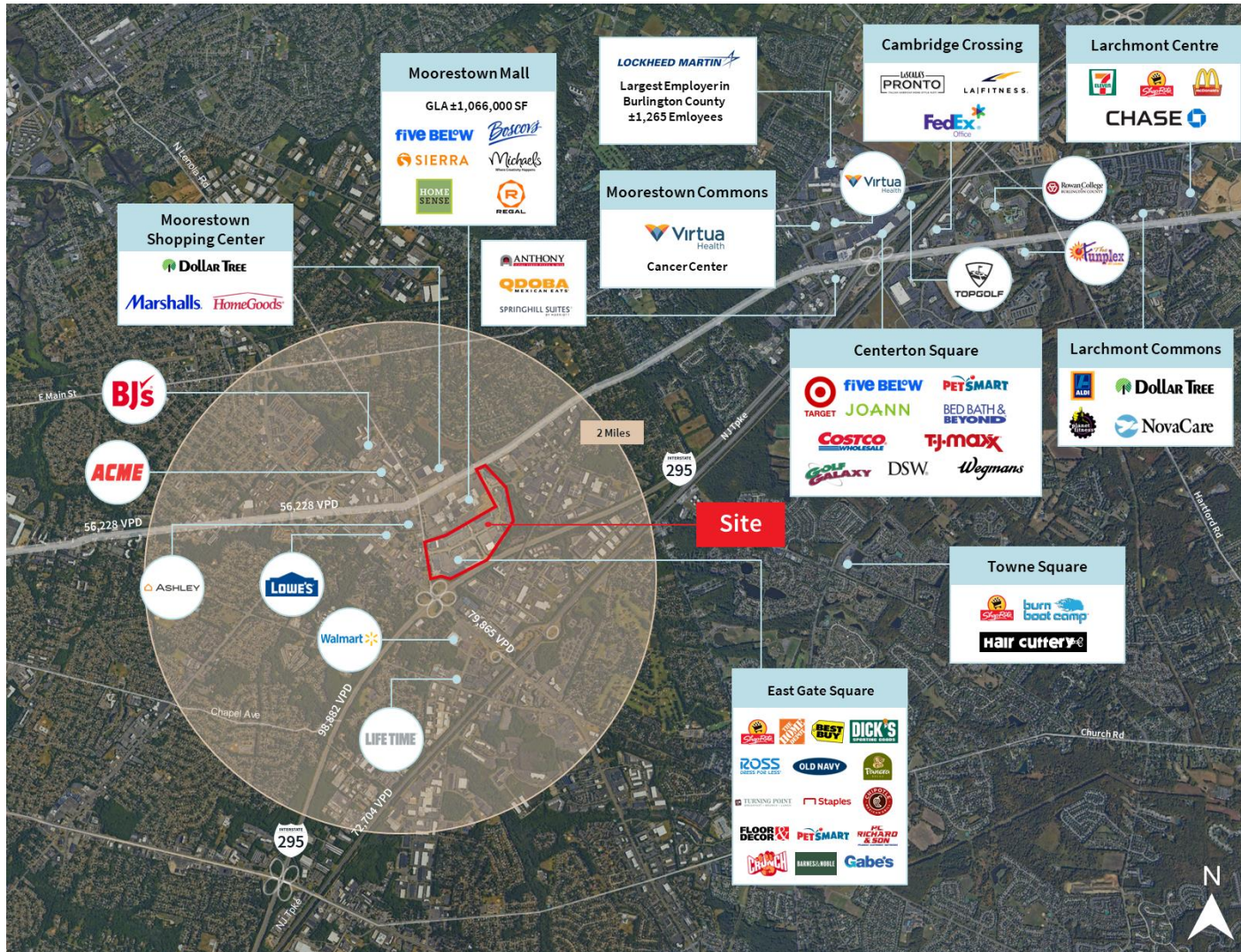
| Phase I Site Plan



Site Aerial



Market Aerial



Demographics



86,470
Population



\$96,108
Med. HH Income



69,703
Employees



7,528
Businesses

Demographics taken within 3 miles Source: ESRI, 2023

For more information contact:

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