

**FOR
LEASE**

Leor Hemo

President & Chief Executive

856.797.1919 x100

215.514.1750

Leor.Hemo@VantageRES.com

Emily Stein

Managing Director

856.797.1919 x110

609.457.9816

Emily.Stein@VantageRES.com

856.797.1919

VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



ROBERT MILL SHOPPING CENTER

RETAIL/OFFICE SPACES FOR LEASE

3701 CHURCH RD, MT LAUREL, NJ 08054



DISCLAIMER

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OFFERING SUMMARY

Lease Rate: Office: \$17.00/SF + Utilities
Retail: \$1,700/Month + Utilities

Size Available: Office: +/- 584 SF and +/- 590 SF
Retail: +/- 704 SF

Signage: Office: Directory & Suite
Retail: Facade

Parking: +/- 250 Spaces

Zoning: NC - Neighborhood Commercial



PROPERTY HIGHLIGHTS

+ Professional retail space for lease in highly desirable mixed use (retail/office) complex. Building has prominent visibility on heavily trafficked Church Road. Walkable to retail stores and food establishments.

+ Office suites on the fully renovated second floor above a highly visible retail center, perfect for small office users such as attorneys, accountants, therapists, and other service-oriented businesses.

+ Easily accessible from I-295, the NJ Turnpike, King's Highway, Chapel Avenue and Routes 38 and 70. Only 25 minutes from Center City Philadelphia. Nearby amenities include Lifetime Fitness, Miller's Ale House, Lowe's and Walmart Supercenter, among other retail, food and service-type amenities.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	9,048	88,786	233,313
PROJECTED 2030	9,222	90,676	238,251

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	3,821	35,780	90,669
PROJECTED 2030	3,898	36,574	92,671

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$128,774	\$131,762	\$141,236
MEDIAN 2030	\$97,752	\$104,429	\$104,064

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KEY DISTANCES

I-295 1.7 MILES
NJ TURNPIKE 2.3 MILES
ROUTE 70 4.4 MILES
PHILADELPHIA 11 MILES
ATLANTIC CITY 64.2 MILES
NEW YORK 83.4 MILES

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NEARBY AMENITIES

DINING

- Chick-fil-A
- Millers Ale House
- Wawa
- Taco Bell
- KFC
- Burger King
- Popeye's Louisiana Kitchen
- Smashburger
- honeygrow
- CAVA
- Chipotle Mexican Grill
- Five Guys
- Wendy's
- Applebee's Grill + Bar

RETAIL/GROCERY

- Lifetime Fitness
- The Home Depot
- BJ's Wholesale Club
- ACME Markets
- Sky Zone
- Lowe's Home Improvement
- Produce Junction
- Moorestown Mall
- ShopRite
- Walmart
- The Westin
- CoCo Key Water Resort
- Courtyard by Marriot
- Shell
- Enterprise Rent-A-Car
- Goodwill Store
- Mavis Discount Tire
- GameStop
- Verizon
- Ross Dress for Less
- Staples

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