



## Vince Ceroli

Sr. Advisor

856.797.1919 x120  
856.261.3000

Vince.Ceroli@VantageRES.com

## John Doss

Sr. Advisor

856.797.1919 x 104  
856.473.8615

John.Doss@VantageRES.com

**856.797.1919**  
**VantageRES.com**

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



**FOR  
LEASE**

**HIGHLY VISIBLE FLEX SPACE**  
**5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109**



# OFFERING SUMMARY

**Asking Lease Rate: \$15/SF NNN (NNN= \$3.75)**

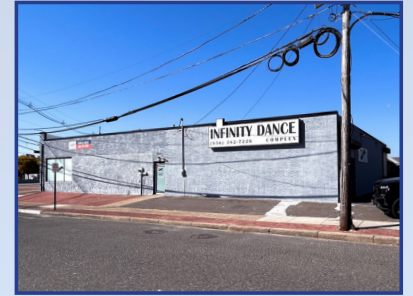
**Size Available: +/- 2,621 SF**

**Signage: Facade**

**Zoning: C-2**

**Parking: +/- 20 Spaces**

**Taxes: \$17,238**



## PROPERTY HIGHLIGHTS

+ Versatile flex space available for lease featuring 12'8" ceiling height, plenty of parking, a drive-in overhead door, and a loading dock. Ideal for a service business or this space can also be easily converted into office use

+ Located in the C-2 Commercial District, offering flexible zoning that permits a wide range of uses including service-oriented businesses, retail, professional offices, medical services, and more. Additional zoning information is available

+ Situated on the highly traveled Route 38, this property offers excellent visibility and easy access to major highways and bridges leading to Philadelphia

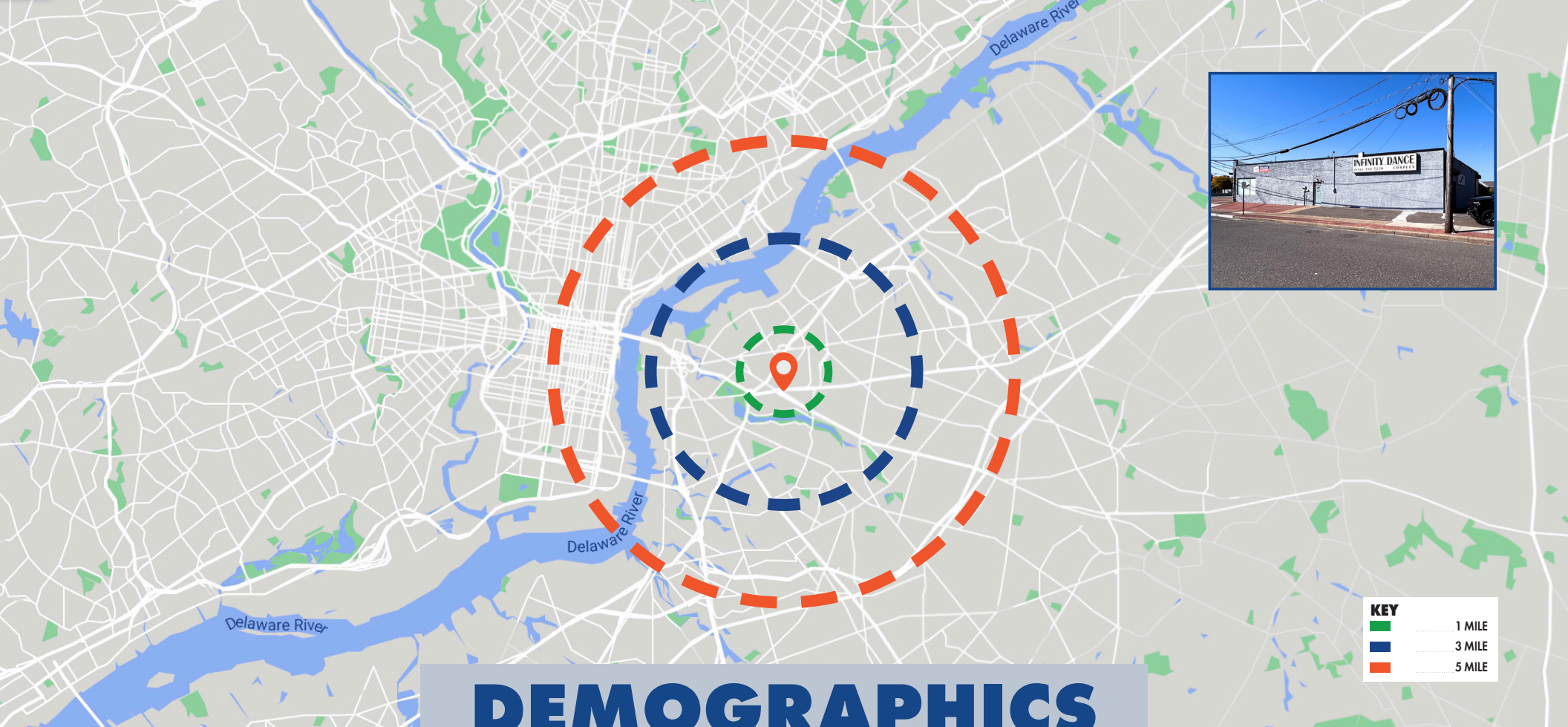


## FOR LEASE

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com



# DEMOGRAPHICS

**KEY**

<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	18,313	164,246	472,646
PROJECTED 2028	18,257	165,267	469,147

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,824	61,265	191,708
PROJECTED 2028	6,808	61,642	189,953

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$81,142	\$85,288	\$99,636
MEDIAN INCOME	\$65,641	\$63,393	\$74,299



**FOR LEASE**

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com



## KEY DISTANCES

- ROUTE 70 1 MILE
- ROUTE 30 1.6 MILES
- I-676 3.7 MILES
- ROUTE 90 4.8 MILES
- I-295 6.2 MILES
- NJ TURNPIKE 7.9 MILES



# FOR LEASE

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919  
VantageRES.com



# NEARBY AMENITIES

## DINING

- Checkers
- Joes Pizza
- McDonalds
- Panda Express
- Thai Son Vietnamese Restaurant
- The Juice Bar Company
- Webers Drive-In
- Wendys

## RETAIL/GROCERY

- AMC Cherry Hill
- Best Western Plus
- Canals Wine & Liquors
- Costco
- CVS Pharmacy
- Dollar Tree
- Extra Space Storage
- Forman Mills
- Game Stop
- Goodwill
- Greenwood Inn
- Harbor Freight Tools
- ModWash
- Ross Dress for Less
- Sally Beauty
- Shoprite
- Target
- Walmart
- Wawa



**FOR LEASE**

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com

# PHOTOGRAPHY

**INTERIOR**



**INTERIOR**



**LOADING DOCK**



**AERIAL VIEW**



856.797.1919  
VantageRES.com

**FOR LEASE**

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109