



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



DISCLAIMER: The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

OFFERING SUMMARY

Asking Lease Rate: Call for Pricing

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 10'8"-12'8" ceiling heights, plenty of parking, a drive-in overhead door, and a loading dock. Ideal for a service business, warehouse user, 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

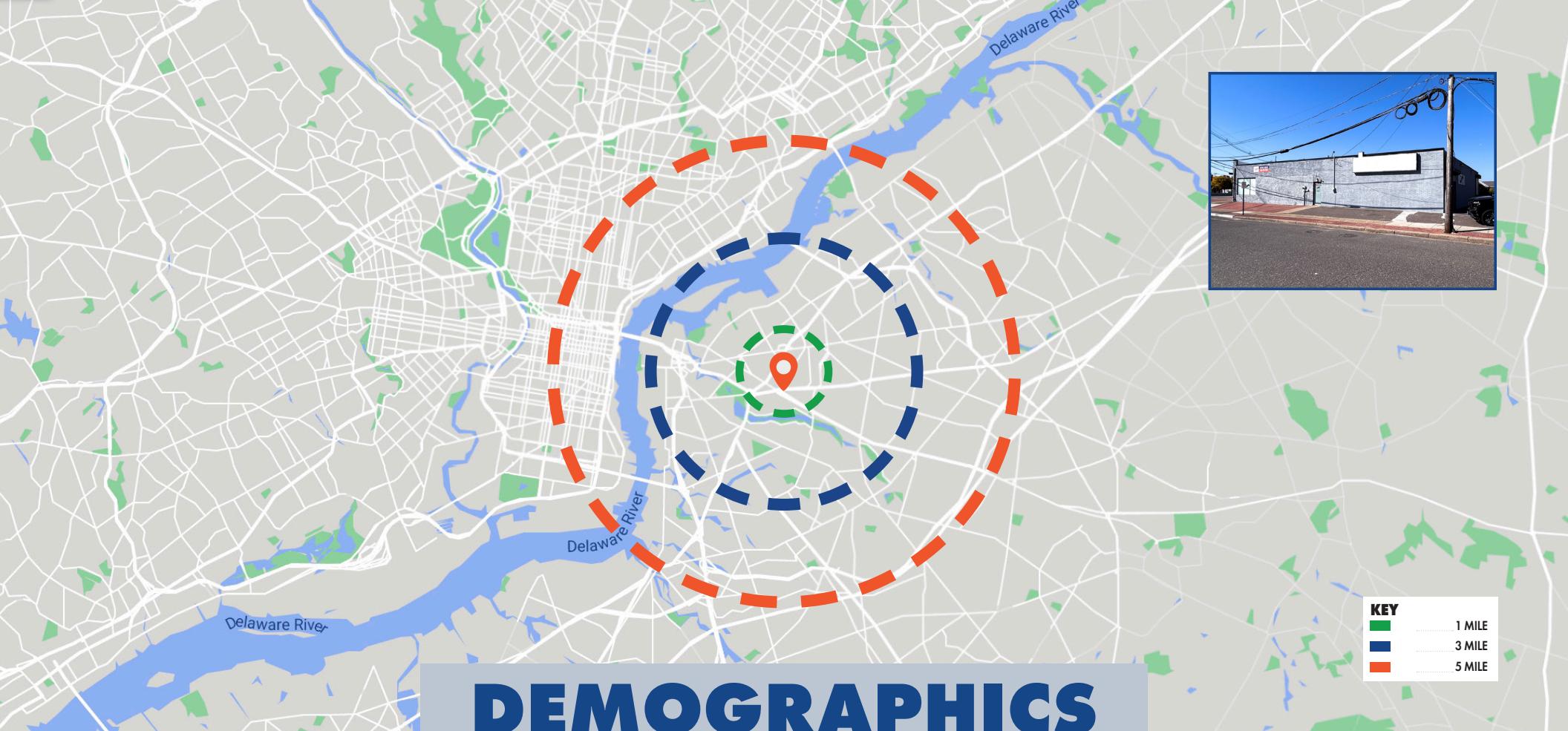


FOR LEASE

5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com



DEMOGRAPHICS

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



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

PHOTOGRAPHY

INTERIOR



INTERIOR



LOADING DOCK



AERIAL VIEW

FLOOR PLAN

