

LARCHMONT COMMONS

For Lease: 2,400 SF Inline Space

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054

EQUITY CRE



PROPERTY FEATURES & DETAILS

- Inline Space Available: 2,400 SF
- Join Aldi, Starbucks, Planet Fitness, Tropical Smoothie Cafe, Chipotle, Five Guys, Nova Care, Wingstop, & more!
- Full site ingress and egress
- Excellent frontage on and visibility from Route 38
- Ample parking
- Seeking medical, service, retail, and “daily needs” uses



LOCATION DETAILS

- Area tenants include ShopRite, LA Fitness, Chase Bank, McDonald's, CVS, Royal Farms
- Center is located just east of Exit 40 of I-295
- Area businesses and employers: Rowan College at Burlington County, Virtua Health and Wellness Center – Moorestown, NFL Films, Lockheed Martin, and The Funplex
- Traffic count on Route 38 is 39,142 ADT and an Average HHI above \$100,000 in trade area

CONTACT

KEITH SEYMOUR

kseymour@equitycre.com

DIRECT 484.417.2249

ROB SAMTMANN

rsamtman@equitycre.com

DIRECT 484.417.2208

LARCHMONT COMMONS

For Lease: 2,400 SF Inline Space

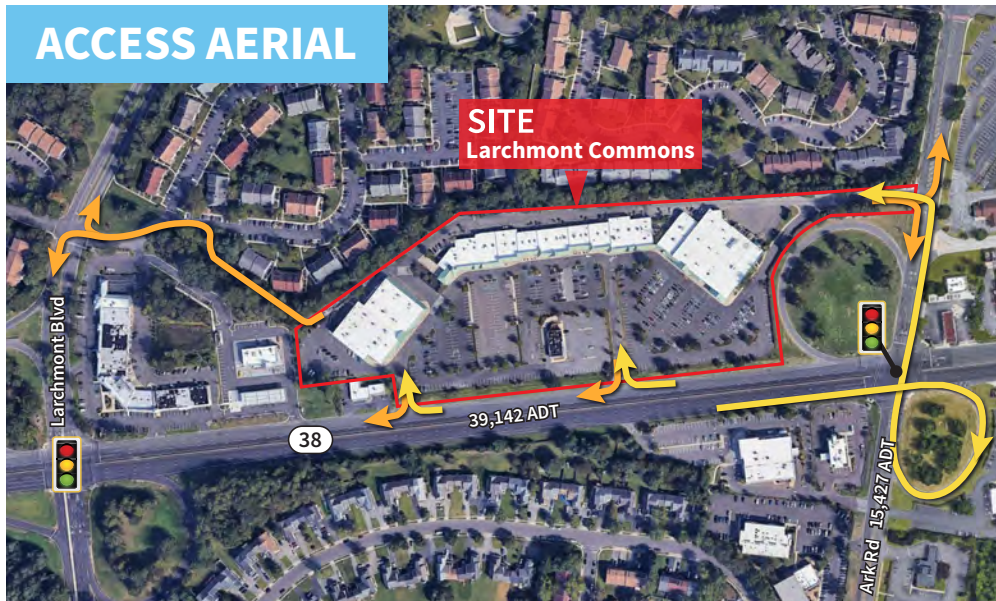
3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054

EQUITY CRE

SITE PLAN



ACCESS AERIAL



Pylon



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Population | 12,397 | 40,539 | 139,864 |
| Average HHI | \$138,019 | \$176,333 | \$168,712 |
| Adj Daytime Demos (16yrs+) | 5,601 | 30,201 | 104,701 |

Demographic Data Source: Applied Geographic Solutions 2026



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE.

05/26 Keith Seymour & Rob Samtmann are licensed salespersons in PA, NJ & DE.

LARCHMONT COMMONS

For Lease: 2,400 SF Inline Space

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054



LARCHMONT COMMONS

For Lease: 2,400 SF Inline Space

3103-3117 NJ-38, Mt Laurel, Burlington County, NJ 08054



MARKET AERIAL

NJ 38 | Mount Laurel | Burlington County, NJ



Centerton Square

target, Wegmans, macy's, COSTCO WHOLESALE, TJ-maxx, Burlington, Starbucks, five BELoW, DSW, PETSMART, CHIPOTLE, Chick-fil-a, Wendy's, TOPGOLF, xfinity, Panera BREAD, PNC, GOLF GALAXY

Village at Cambridge Crossing

LA|FITNESS, LOFT, AAA, FedEx Office, Ruby Tuesday, PANCHEROS, new balance, chico's, COLD STONE CREAMERY, EUROPEAN WAX CENTER, OMAHA STEAKS, bundt CAKES

Mount Laurel Center

7-ELEVEN, Great Clips, CRUST & FIRE, DUNKIN'

Larchmont Centre

ShopRite, Domino's, Wonder, Twist, SportClips HAIRCUTS

Wawa, DUNKIN', AT&T, MATTRESS Warehouse, SPRINGHILL SUITES BY HARRIOTT

Residence INN BY HARRIOTT, Hampton Inn & Suites, The Funplex, GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT, NFL Films

SITE Larchmont Commons

ALDI, Starbucks, CHIPOTLE MEXICAN GRILL, ups, tropical CAFE, FIVE GUYS BURGERS and FRIES, NovaCare REHABILITATION a Select Medical company, planet fitness, DOLLAR TREE

ROYAL FARMS, TACO BELL, Wawa, SALADWORKS, CVS pharmacy, McDonald's, CHASE, Walgreens

Residential Housing Legend

- 1 The Gables - 500 Town Homes
- 2 Summit Apts - 288 Units
- 3 Mt Laurel Crossing Apts - 174 Units
- 4 Madison Place - 210 Town Homes
- 5 Renaissance Club - 165 Condos
- 6 Laurel Green Apts - 120 Units
- 7 800 Apartment Homes

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (*23)