

SHOPPES AT WEXFORD
LUMBERTON, NJ

1775 ROUTE 38

±108,000 SF AVAILABLE FOR LEASE - PAD SITES, ANCHOR SPACE & INLINE SPACE

PHILADELPHIA MSA

JOIN



NEW MIXED-USE PROJECT IN GROWING LUMBERTON, NJ



±1.5M ANNUAL VISITS
±235,000 ANNUAL VISITORS



S PEMBERTON RD 24,502 VPD

**±108,000 SF
OF RETAIL**

±108,000 SF OF RETAIL
304 APARTMENTS
92 HOMES



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

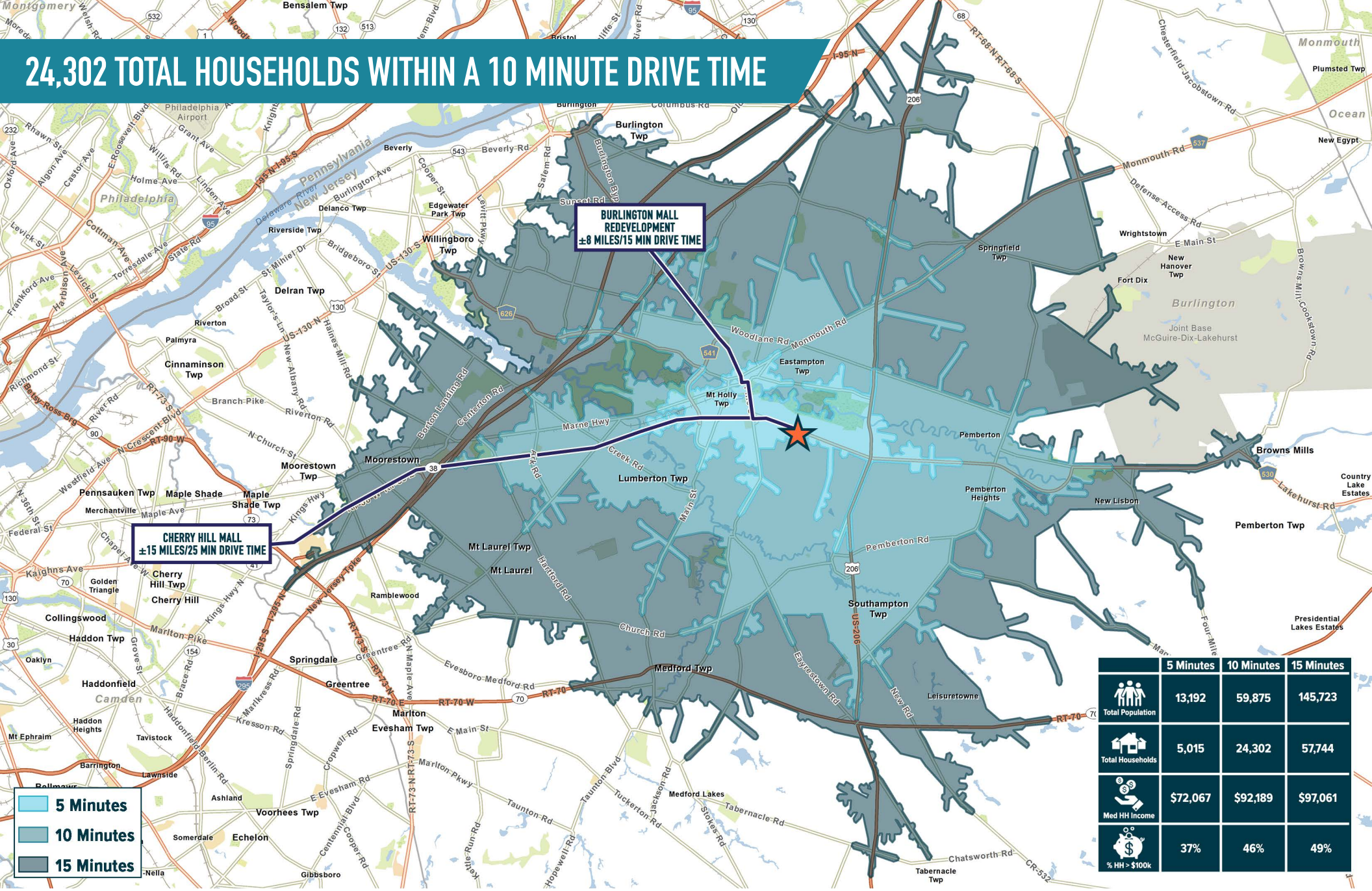
JONATHAN SPOERL

office 856.866.1900
direct 856.222.0157
jspoerl@metrocommercial.com

BRENDAN MULLIGAN

office 610.825.5222
direct 610.260.2688
bmulligan@metrocommercial.com

24,302 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	13,192	59,875	145,723
Total Households	5,015	24,302	57,744
Med HH Income	\$72,067	\$92,189	\$97,061
% HH > \$100k	37%	46%	49%

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HIGHWAY ACCESS



Distance	
NJ TPK EXIT 5	5.5 miles
I-295 EXIT 47	6.7 miles
I-295 EXIT 40	7.5 miles
NJ TPK EXIT 7	12.5 miles

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NUMEROUS COMMERCIAL & RESIDENTIAL PROJECTS UNDER CONSTRUCTION IN GREATER LUMBERTON, NJ



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TARGETING GROCER, MEDICAL, DAYCARE & OTHER RETAIL USES



±1.5M ANNUAL VISITS
±235,000 ANNUAL VISITORS

Walmart

AVAILABLE
±108,000 SF
OF RETAIL

LOGISTIC CENTER AT LUMBERTON
±429,000 SF
UNDER CONSTRUCTION
WITH Q2 2024
EXPECTED DELIVERY

PEMBERTON RD 24,502 VPD
38

304 APARTMENTS UNITS

Proposed Block 22.04 Lot 2
Preliminary Site Plan Approval

Total Parking Spaces = 524

92 SINGLE FAMILY LOTS

Proposed Block 22.04 Lot 8.06
Preliminary and Final Subdivision Approval

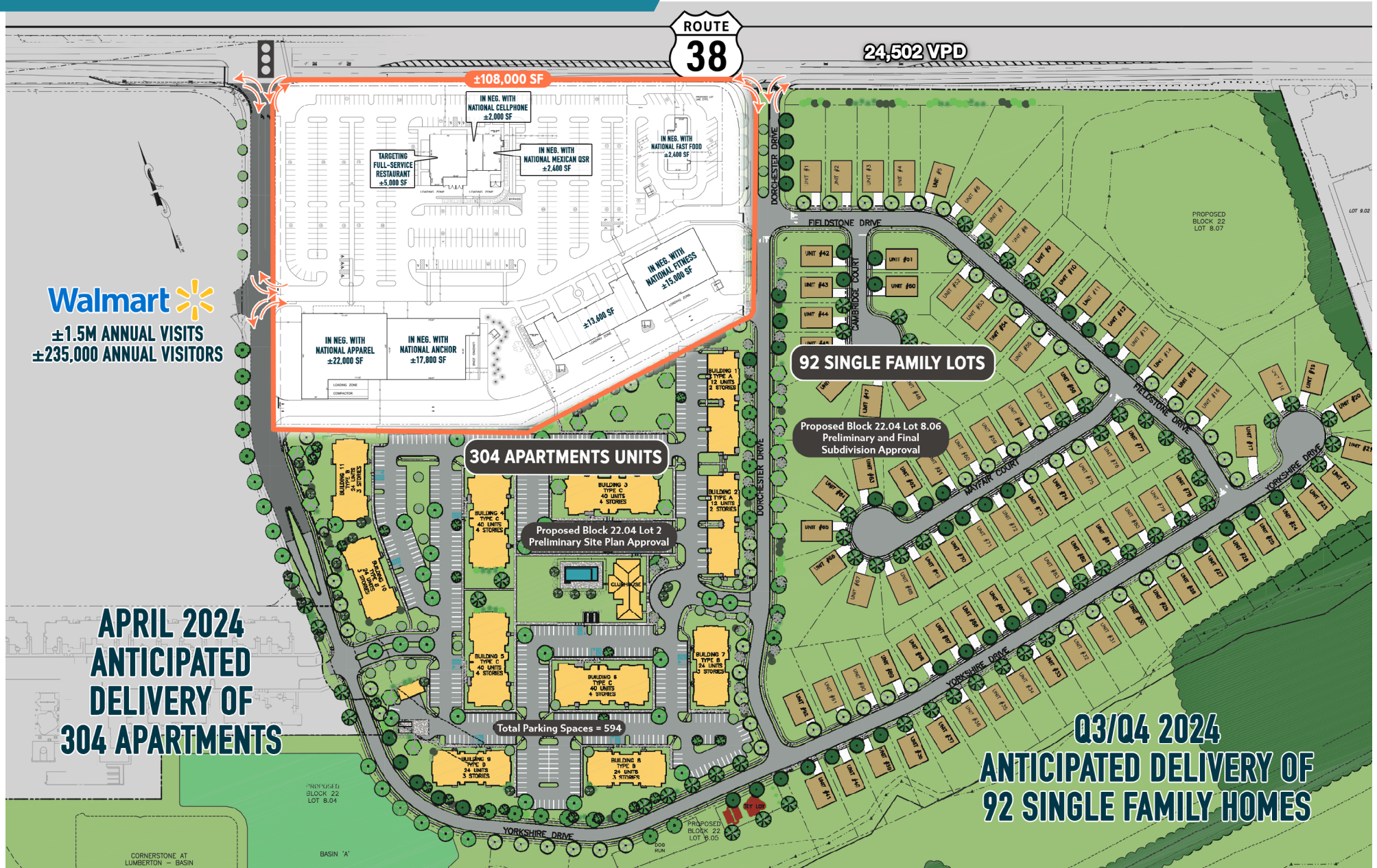
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1775 ROUTE 38



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LANDLORD OPEN TO NUMEROUS RETAIL LAYOUTS



Walmart
 ±1.5M ANNUAL VISITS
 ±235,000 ANNUAL VISITORS

**APRIL 2024
 ANTICIPATED
 DELIVERY OF
 304 APARTMENTS**

**Q3/Q4 2024
 ANTICIPATED DELIVERY OF
 92 SINGLE FAMILY HOMES**

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**SHOPPES AT WEXFORD
 LUMBERTON, NJ
 1775 ROUTE 38**



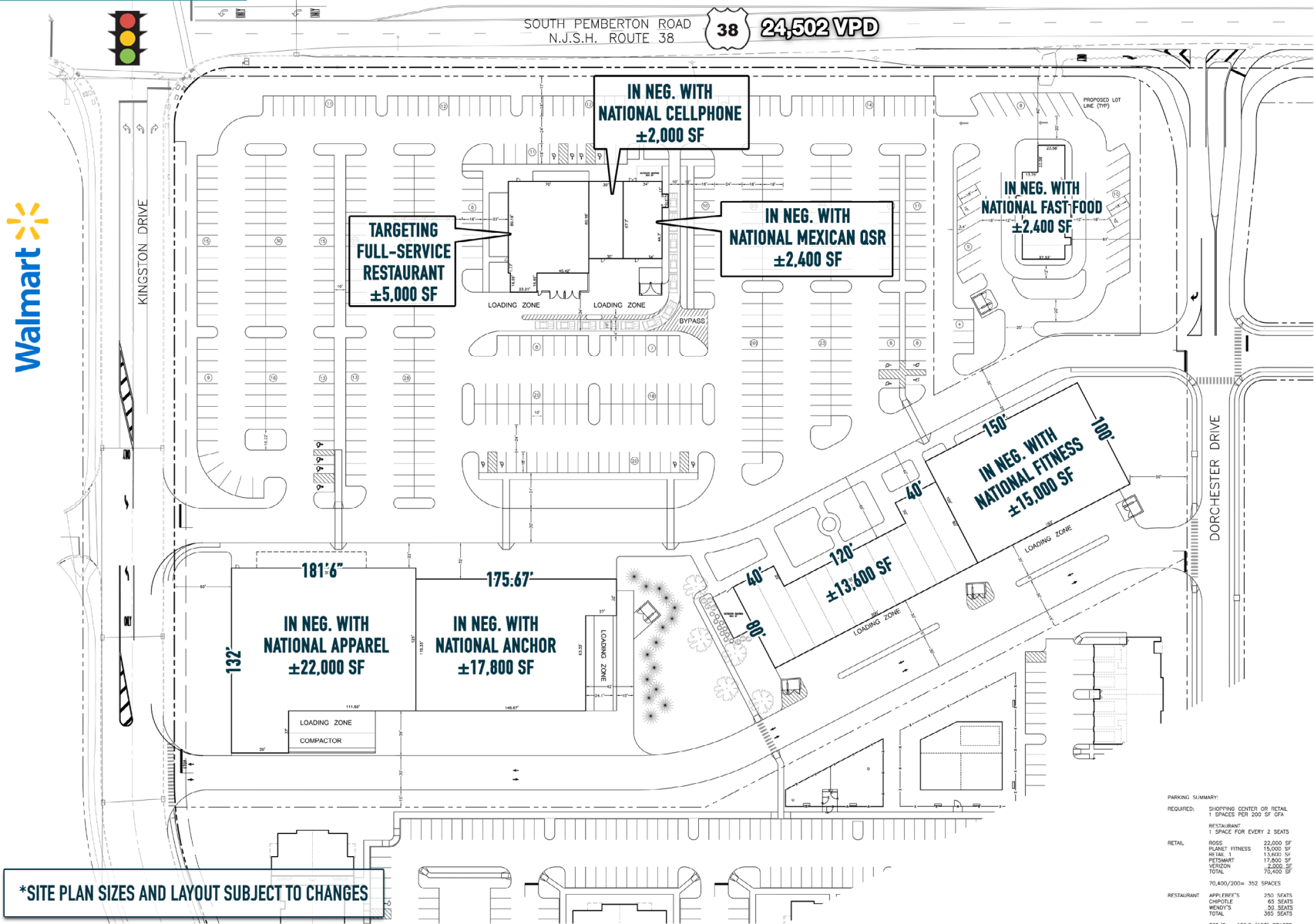
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PROPOSED SITE PLAN



SOUTH PEMBERTON ROAD
N.J.S.H. ROUTE 38 **38** 24,502 VPD

KINGSTON DRIVE



***SITE PLAN SIZES AND LAYOUT SUBJECT TO CHANGES**

PARKING SUMMARY:

REQUIRED: SHOPPING CENTER OR RETAIL
1 SPACE FOR 200 SF GFA

RESTAURANT
1 SPACE FOR EVERY 2 SEATS

RETAIL

ROSS	22,000 SF
PLANET FITNESS	15,000 SF
HEB	11,000 SF
PETSMART	17,800 SF
VERDURA	2,200 SF
TOTAL	70,000 SF

70,000/200= 352 SPACES

RESTAURANT

APPLEBY'S	280 SEATS
CHICK-ILLY	65 SEATS
WENDY'S	50 SEATS
TOTAL	395 SEATS

395/2 = 197.5 (198) SPACES

TOTAL REQUIRED FOR ENTIRE SITE 533 SPACES
TOTAL PROVIDED FOR ENTIRE SITE 522 SPACES

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PROPERTY PHOTOS



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