

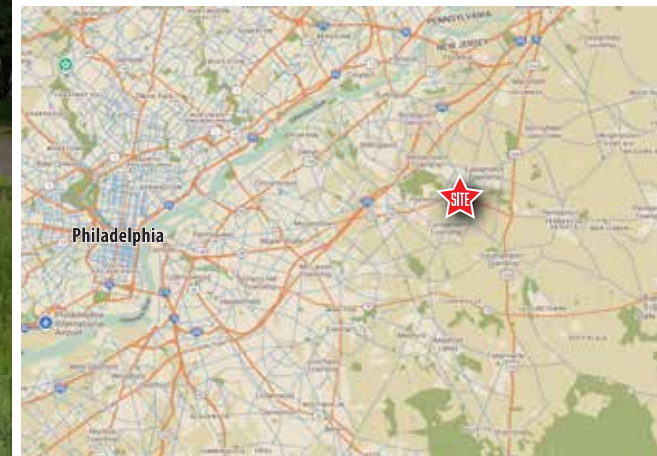
2,316SF RETAIL/RESTAURANT WITH DRIVE THRU | FOR SALE

1637 Route 38 | Lumberton NJ 08048 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN



five BELOW



PROPERTY INFORMATION

- 2,316sf freestanding former KFC with Drive Thru. with Approx. 26 off street parking spaces
- Located along Route 38 commercial corridor
- Zoned B-2 (Highway Commercial)
- Densely populated trade area with great traffic counts
- Excellent visibility and access
- Ideal location for Restaurant (QSR), Retail, Automotive, and Medical/Dental Uses

2,316 SF
Ground Floor

0.60 ACRE
Parcel Size

IMMEDIATE
Availability

SALE PRICE
\$525,000

Demographics	1 Mile	3 Miles	5 Miles
Population	11,392	40,077	69,785
Average HH Income	\$115,615	\$140,089	\$144,488
Total Businesses	475	1,303	2,479
Number of Employees	6,226	14,686	28,327

Traffic Counts

Data Source: Sites USA REGIS™ 2025

Route 38.: 32,745 VPD
Main St./Madison Ave.: 7,844 VPD
Eayrestown Rd./Pine St.: 5,233 VPD

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 083025

2,316SF RETAIL/RESTAURANT WITH DRIVE THRU | FOR SALE

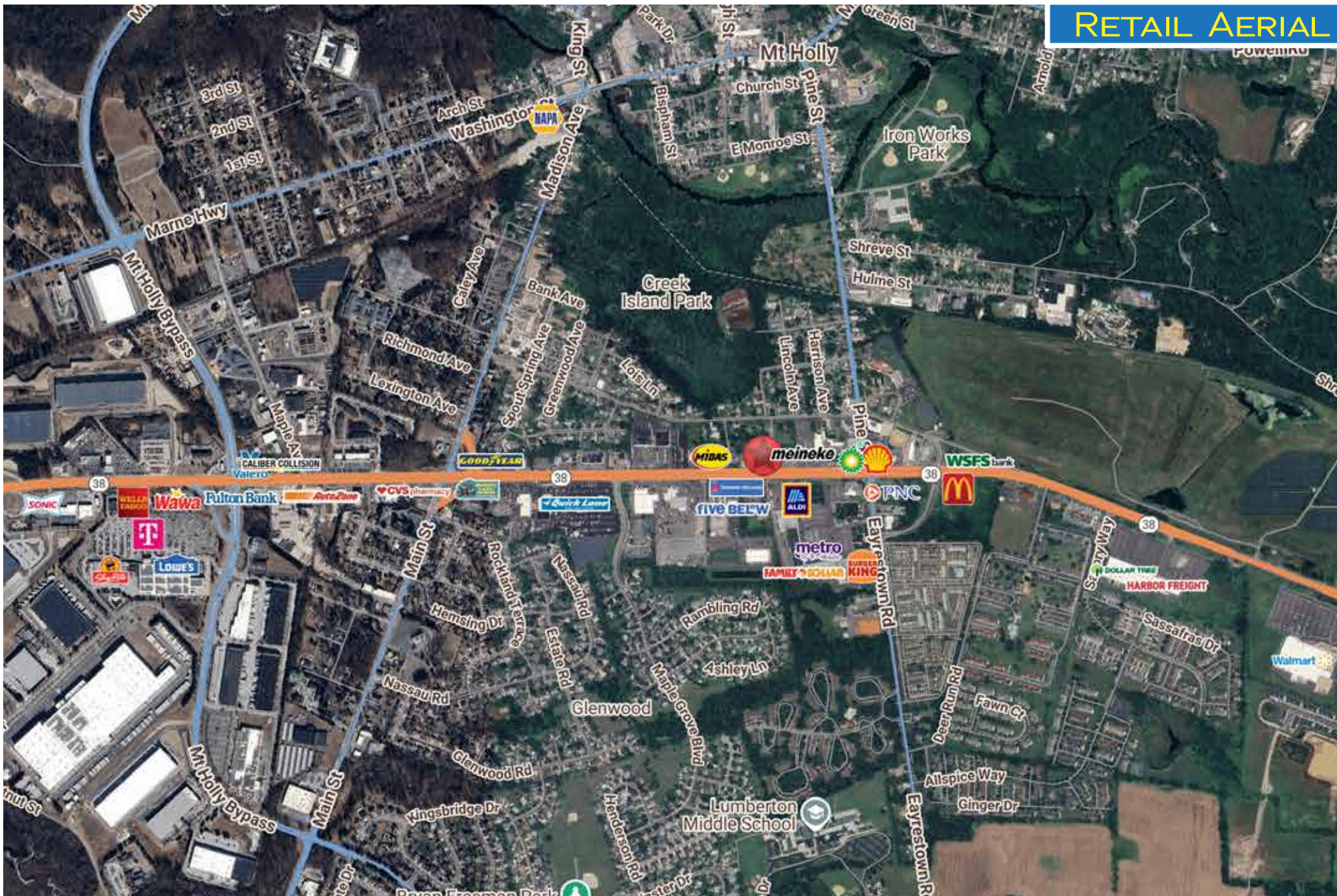
1637 Route 38 | Lumberton NJ 08048 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAIL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

2,316SF RETAIL/RESTAURANT WITH DRIVE THRU | FOR SALE

1637 Route 38 | Lumberton NJ 08048 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN

DRIVE THRU

2,316SF

0.60AC

Route 38.: 32,745 VPD

2,316SF RETAIL/RESTAURANT WITH DRIVE THRU | FOR SALE

1637 Route 38 | Lumberton NJ 08048 | Burlington County



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	11,392	40,077	69,785
Projected Population (2030)	11,643	41,706	72,488
Projected Annual Growth (2025 to 2030)	0.4%	0.8%	0.8%

Households & Growth

Households (2025)	4,224	15,098	27,225
Projected HH (2030)	4,417	16,110	28,961
HH Growth with Children (2025 to 2030)	33.1%	32.1%	30.3%

Income

Average HH Income (Est. 2025)	\$115,615	\$140,089	\$144,488
Median HH Income (2025)	\$98,929	\$115,290	\$118,064

Daytime Population

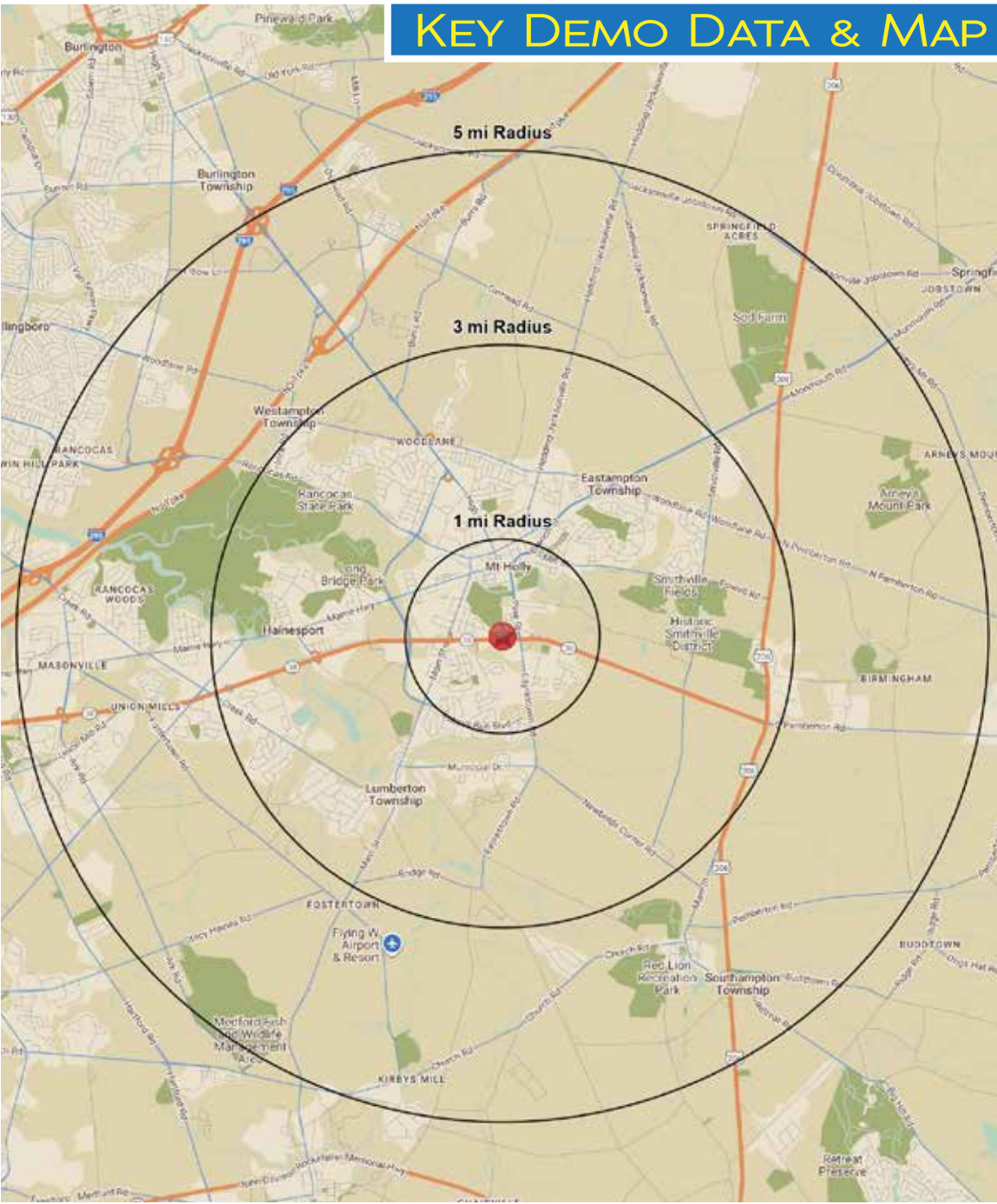
Total Businesses (2025)	475	1,303	2,479
Number of Employees (2025)	6,226	14,686	28,327

Education

High School Graduate	29.3%	25.4%	23.3%
Some College	20.6%	18.3%	18.3%
Bachelor Degree	19.3%	25.5%	27.3%
Graduate	12.4%	14.4%	16.4%

Traffic Counts: Route 38.: 32,745 VPD • Main St./Madison Ave.: 7,844 VPD
Eayrestown Rd./Pine St.: 5,233 VPD
Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP



Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.