

AVAILABLE FOR SALE OR LEASE

451 ROUTE 38

MAPLE SHADE, NJ 08052



EXCELLENT RETAIL OPPORTUNITY!

HIGH VISIBILITY LOCATION ON ROUTE 38



TRAFFIC COUNT
47,800 VPD

CONTACT

REBECCA TING, SIOR

+1 856 234 9600 x206

rebecca.ting@naimertz.com

JULIE KRONFELD

+1 856 802 6516

julie.kronfeld@naimertz.com

NAIMertz

856.234.9600 | naimertz.com

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PROPERTY HIGHLIGHTS

4,500 SF; divisible to 1,000+/- SF

Year Built: 1999

Land Area: 0.62 acres

Route 38 Frontage- 206 ft

Traffic Volume: 47,800 VPD

Excellent Signage - Pylon and Building

22 parking spaces

Public transportation: 0.2 mi to bus stop on Rt 38

Zoning: C General Commercial

Taxes: \$16,508.25 (2026)

Parcel ID: Block 142; Lot 17.01

OFFERING SUMMARY

Sale/Lease:	Price Available On Request
Lease Rate:	Negotiable
Available SF:	4,500 SF
Lot Size:	0.62 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,407	35,095	99,172
Total Population	16,657	88,611	257,755
Average HH Income	\$114,253	\$129,327	\$137,686

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INTERIOR PHOTOS

451 ROUTE 38 MAPLE SHADE, NJ

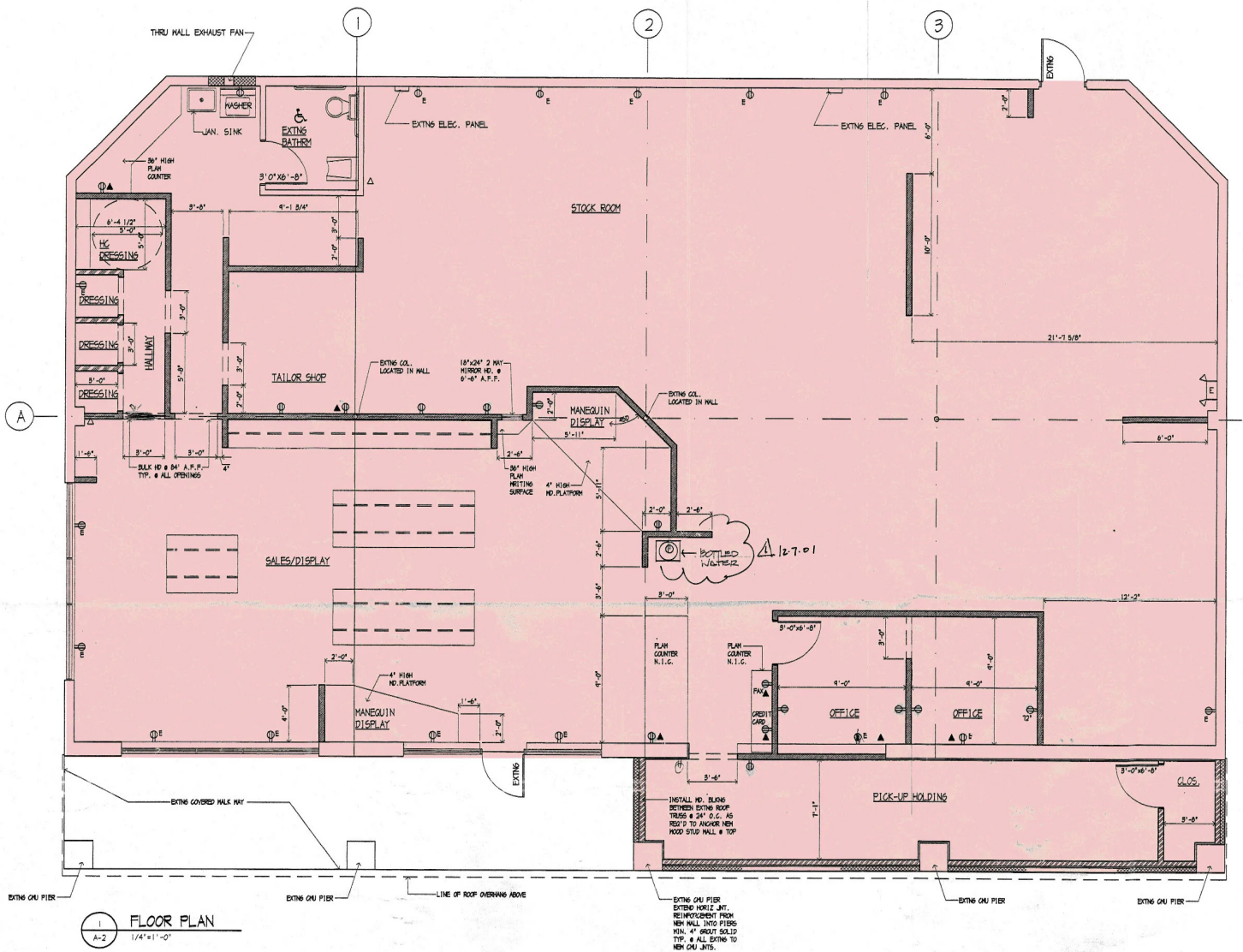


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LOCATION INFORMATION

451 ROUTE 38 MAPLE SHADE, NJ



DIRECT ACCESS FROM ROUTE 38W | EASY JUGHANDLE ACCESS AT LIGHTED INTERSECTION FROM ROUTE 38E



IDEALLY LOCATED BETWEEN THE CHERRY HILL & MOORESTOWN MALLS - TWO OF SOUTHERN NEW JERSEY'S PREMIER SHOPPING DESTINATIONS
THE SITE IS EASILY ACCESSIBLE FROM I-295 AND THE NEW JERSEY TURNPIKE

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