

# 5439 ROUTE 38

Pennsauken, NJ 08109



FOR SALE OR LEASE



OFFICE



1,854+/- SF



AVAILABLE IMMEDIATELY



Route 38 - 50,000+ Vehicles Per Day

## PROPERTY HIGHLIGHTS

- 1,854+/- SF single story, free standing office building on 0.26+/- acres
- Block 6005/Lot 1
- Zoned C2
- Frontage on Route 38 with great visibility
- 4 private offices & conference room with attached open office
- Restroom
- Storage/mechanical room
- Updated interior
- Furniture available
- Natural light throughout
- Building signage on roof & front yard
- New roof and mechanicals
- Gas heat & central air conditioning
- Public water & sewer
- Pennsauken Township trash pick up
- On street parking (Frosthoffer and Bloomfield)
- Route 38 turn offs at Mansion Blvd
- Real Estate Taxes: \$6,648.59 (2025/2026)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,415	58,007	179,102
Total Population	13,991	153,144	432,609
Average HH Income	\$97,036	\$98,907	\$110,666

## NEARBY AMENITIES

Dining: Benihana, McDonalds, Panda Express, Starbucks, Steak 38, The Juice Bar Company, Wendy's, The Pub, to name a few

Retail: Canals Wine & Liquor, CVS, Dollar General, Dollar Tree, Planet Fitness, Walmart, Cherry Hill Mall and others

## LOCATION

- 0.8 miles to Route 70
- 1.8 miles to Route 130
- 4 miles to Ben Franklin Bridge into Center City Philadelphia via I-676
- 4.5 miles to Route 73
- 5.5 miles to Walt Whitman Bridge via Crescent Blvd
- Under 6 miles to Betsy Ross Bridge via Route 90

## FOR MORE INFORMATION

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