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**FOR
LEASE**

HIGHLY VISIBLE FLEX SPACE
5045-5057 ROUTE 38, PENNSAUKEN, NJ 08109



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OFFERING SUMMARY

Asking Lease Rate: Call for Pricing

Size Available: +/- 2,753 SF

Signage: Facade

Zoning: C-2

Parking: +/- 20 Spaces



PROPERTY HIGHLIGHTS

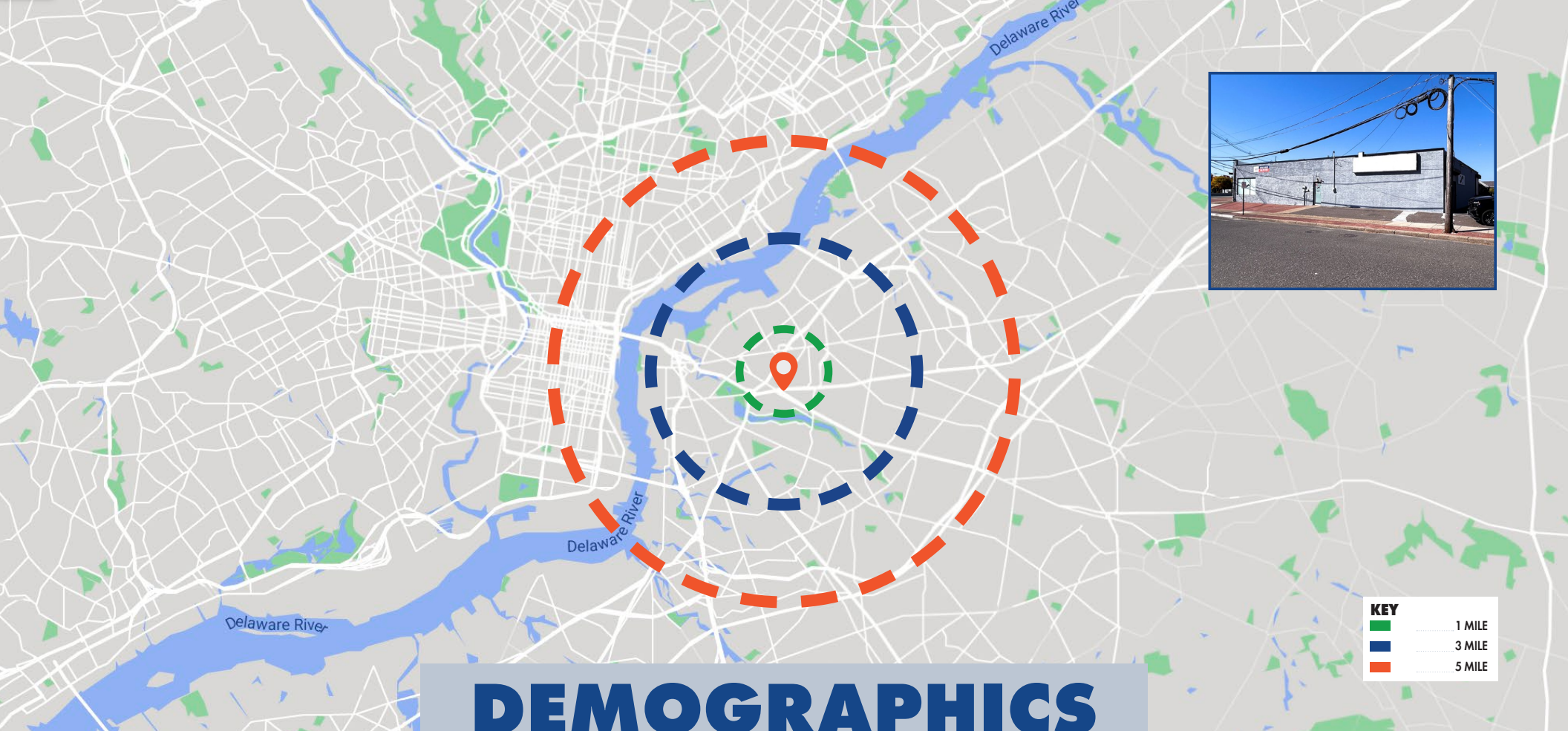
- + Versatile flex space available for lease featuring 10'8"-12'8" ceiling heights, plenty of parking, a drive-in overhead door, and a loading dock. Ideal for a service business, warehouse user, or this space can also be easily converted into office use
- + Located in the C-2 Commercial District, offering flexible zoning that permits a wide range of uses including service-oriented businesses, retail, professional offices, medical services, and more. Additional zoning information is available
- + Situated on the highly traveled Route 38, this property offers excellent visibility and easy access to major highways and bridges leading to Philadelphia



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POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	18,313	164,246	472,646
PROJECTED 2028	18,257	165,267	469,147

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,824	61,265	191,708
PROJECTED 2028	6,808	61,642	189,953

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$81,142	\$85,288	\$99,636
MEDIAN INCOME	\$65,641	\$63,393	\$74,299



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KEY DISTANCES

ROUTE 70 1 MILE

ROUTE 30 1.6 MILES

I-676 3.7 MILES

ROUTE 90 4.8 MILES

I-295 6.2 MILES

NJ TURNPIKE 7.9 MILES



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NEARBY AMENITIES

DINING

- Checkers
- Joes Pizza
- McDonalds
- Panda Express
- Thai Son Vietnamese Restaurant
- The Juice Bar Company
- Webers Drive-In
- Wendys

RETAIL/GROCERY

- AMC Cherry Hill
- Best Western Plus
- Canals Wine & Liquors
- Costco
- CVS Pharmacy
- Dollar Tree
- Extra Space Storage
- Forman Mills
- Game Stop
- Goodwill
- Greenwood Inn
- Harbor Freight Tools
- ModWash
- Ross Dress for Less
- Sally Beauty
- Shoprite
- Target
- Walmart
- Wawa



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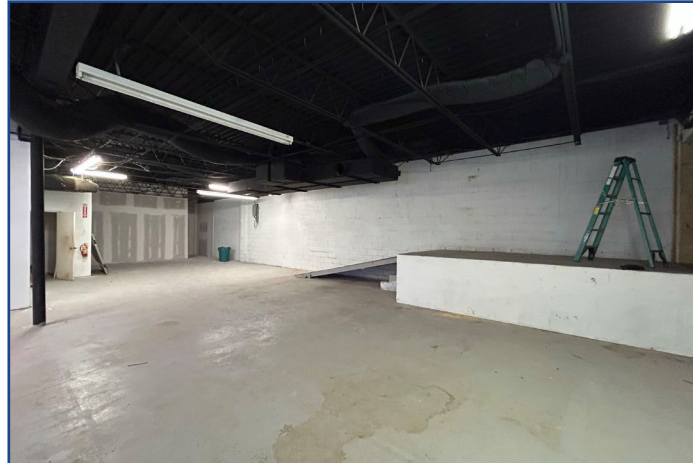
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PHOTOGRAPHY

INTERIOR



INTERIOR



LOADING DOCK



AERIAL VIEW



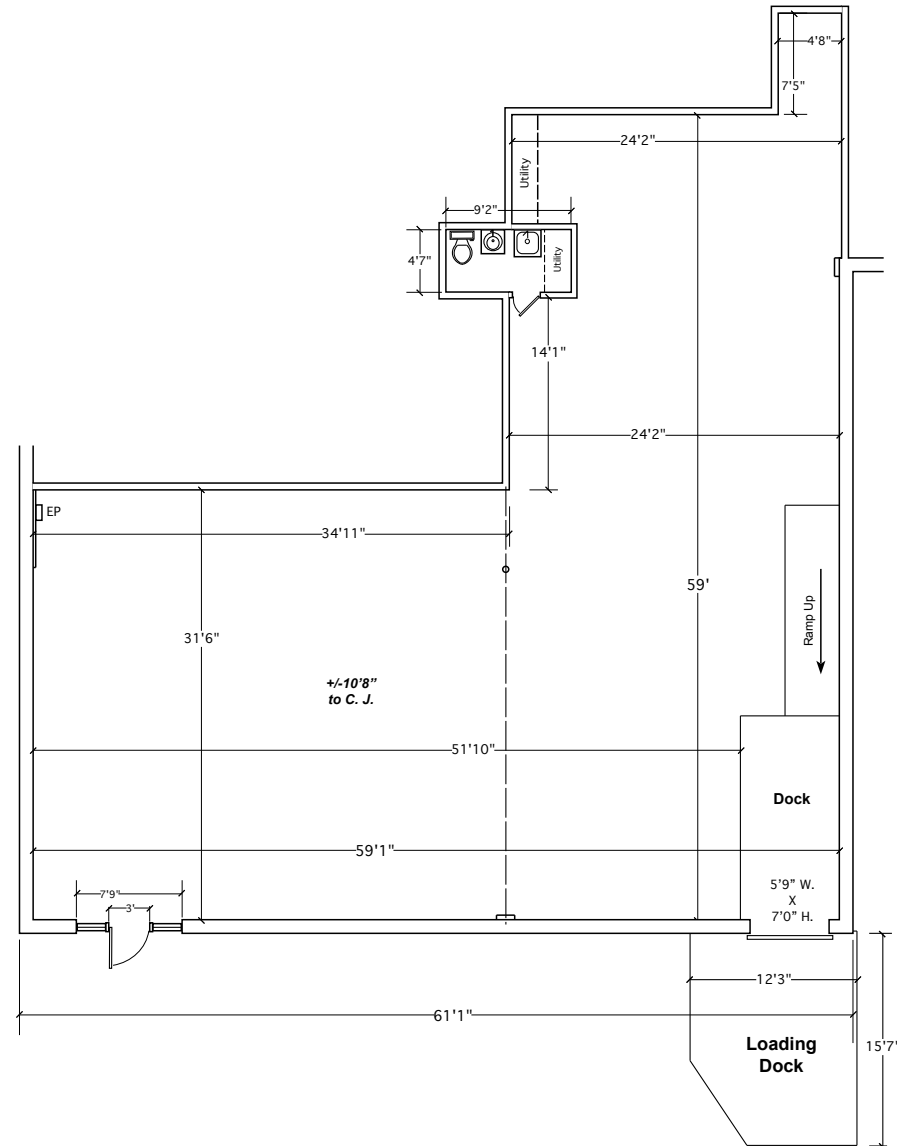
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FLOOR PLAN

Total SF: +/- 2,753 SF



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