

Village at Cambridge Crossing



Dearborn Circle & Briggs Road
Mount Laurel, NJ

Lamarco.com



1,406 – 1,904 SF Available

Nearly 1,000 feet of prime frontage along Route 38 with an exceptional 57,000 cars per day

Draws from extremely affluent trade area of over 643,458 people earning average incomes over \$127,000

Positioned at “main and main” retail node, less than one half mile from 730K+SF Centerton Square (featuring Costco, Wegman’s, Target, TopGolf)

Anchored by top-performing LA Fitness which generates strong daily traffic

NATIONAL TENANT LINE-UP

LA Fitness, AAA, Ruby Tuesday, Loft, Dollar Tree European Wax Center, Chico’s, FedEx, Cold Stone Creamery, Omaha Steaks

For Additional Info

SHANE HART | 215.282.0151 | shart@metrocommercial.com



LAMARCOMPANIES
SINCE 1972

695 Route 46, Suite 210 | Fairfield, NJ 07004

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SITE PLAN



| SUITE | TENANT | AREA |
|-----------|----------------------------|-----------|
| 4010 | AAA Care Center | 12,727 SF |
| 4011 | Ruby Tuesday | 6,250 SF |
| 4060 | Dollar Tree | 12,786 SF |
| 4070 | Available | 1,904 SF |
| 4080 | LOFT | 5,271 SF |
| 4110 | European Wax Center | 1,728 SF |
| 4120 | Elite Salons & Suites | 4,877 SF |
| 4160-4170 | Affordable Care | 4,329 SF |
| 4180 | Haldi Fine Indian Cuisine | 2,725 SF |
| 4190 | Chico's | 2,216 SF |
| 4200 | Amazing Brace Orthodontics | 2,100 SF |
| 4220 | KidStrong | 3,415 SF |
| 4230 | Lease Pending | 1,581 SF |
| 4240 | Omaha Steaks | 1,605 SF |
| 4250 | Edible Arrangements | 1,495 SF |
| 4260 | Available | 1,406 SF |
| 4270 | Cold Stone Creamery | 1,276 SF |
| 4300 | LA Fitness | 43,292 SF |
| 4310 | Chaava | 1,073 SF |
| 4320 | Nothing Bundt Cakes | 2,131 SF |
| 4330 | Sushi U | 1,268 SF |
| 4301 | Bhan Thai | 3,093 SF |
| 4305 | FedEx Office | 1,788 SF |
| 4309 | Ares Nutrition | 1,445 SF |
| 4313 | New Balance | 2,300 SF |
| 4317A | Available | 1,553 SF |
| 4317B | Available | 1,553 SF |
| 4325 | Pancheros | 2,500 SF |

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TOTAL GLA 127,987 SF

All of the information contained within this publication is subject to errors, omissions, change of price or other conditions, prior to sale, lease, lease termination or financing or withdrawal without notice.

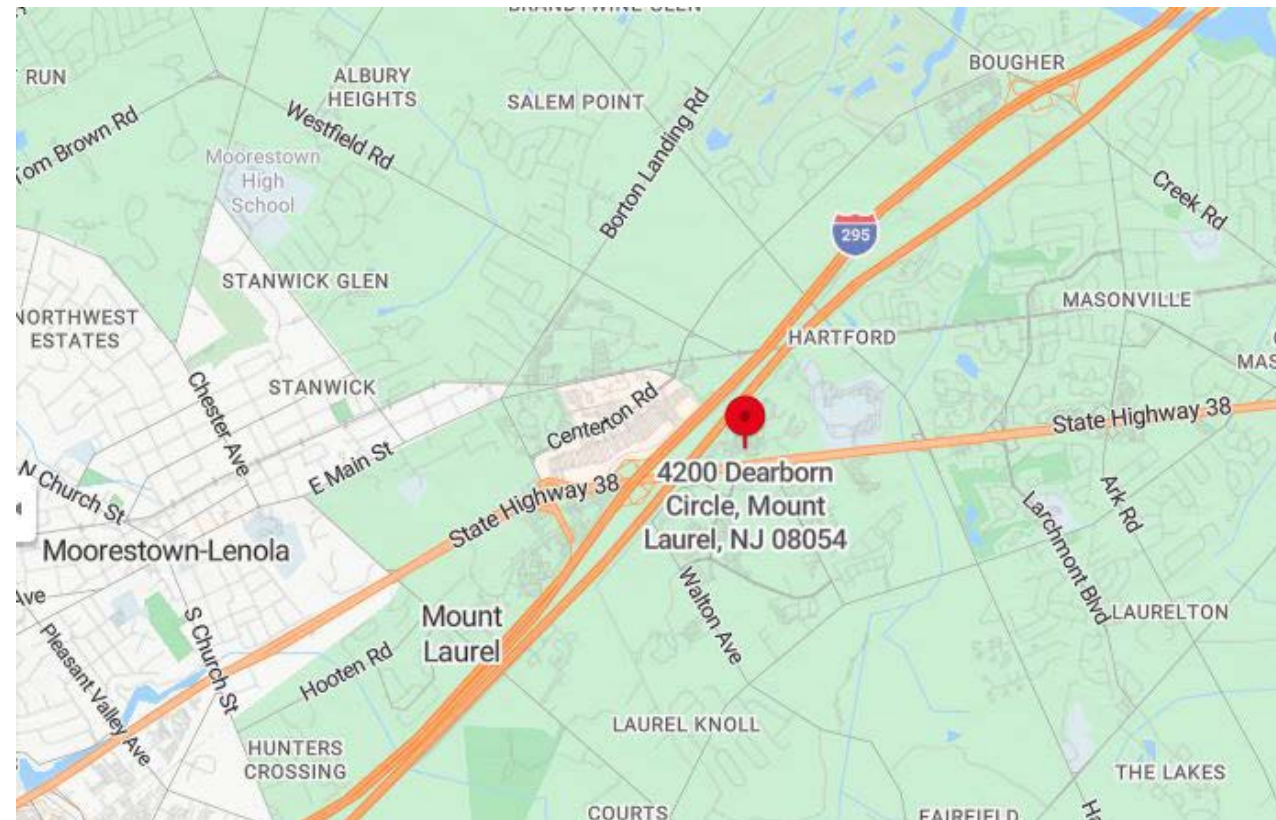
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EXCEPTIONAL LOCATION



Local Benefits

Located less than one half mile from I-295 (91,000+ cars per day) interchange

Flourishing housing market with nearly 2,500 townhomes and apartments under construction/planned within one mile of site

Located within 14 miles from Center City Philadelphia and close proximity to Rowan College at Burlington County

Strong national and local tenant mix

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------|---------------|---------------|---------------|
| Population | 2,398 | 49,681 | 154,271 |
| Households | 1,280 | 20,533 | 60,299 |
| Avg HH Income | \$123,718 | \$165,504 | \$145,170 |

Traffic Counts

Route 38– Approx 42,093 AADT

I-295– Approx 91,976 AADT

NJ Turnpike – Approx 90,862 AADT

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