



FOR
SUB-LEASE

YOUR SIGN HERE

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PRIME RETAIL SPACE FOR SUBLEASE
3089 TOWN CENTER BOULEVARD, VOORHEES, NJ 08043



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OFFERING SUMMARY

Asking Lease Rate: Call for Details

Size Available: +/- 1,983 RSF

Signage: Facade

Zoning: TC - Township Center

Parking: +/- 250 Parking Spaces



PROPERTY HIGHLIGHTS

- + Prime in-line retail space available for a sublease in the exclusive Boulevard Shops at the Voorhees Town Center. This former coffee shop and cafe would be perfect for a user looking to open a like use or any other retail or service type business. Light restaurant equipment remains
- + The Boulevard Shops at the Voorhees Town Center is home to a wide variety of diverse co-tenants including Rizzieri Aveda School for Beauty and Wellness, Elena Wu Restaurant and Sushi Bar, Voorhees Town Hall and Iron Hill Brewery. Foster Square Luxury Apartments, high-end apartments located just above the retail stores, compliment the mixed-use property
- + The Shops are easily accessible from the White Horse Pike, Evesham Road, Somerdale Road and all other major thoroughfares in Southern NJ

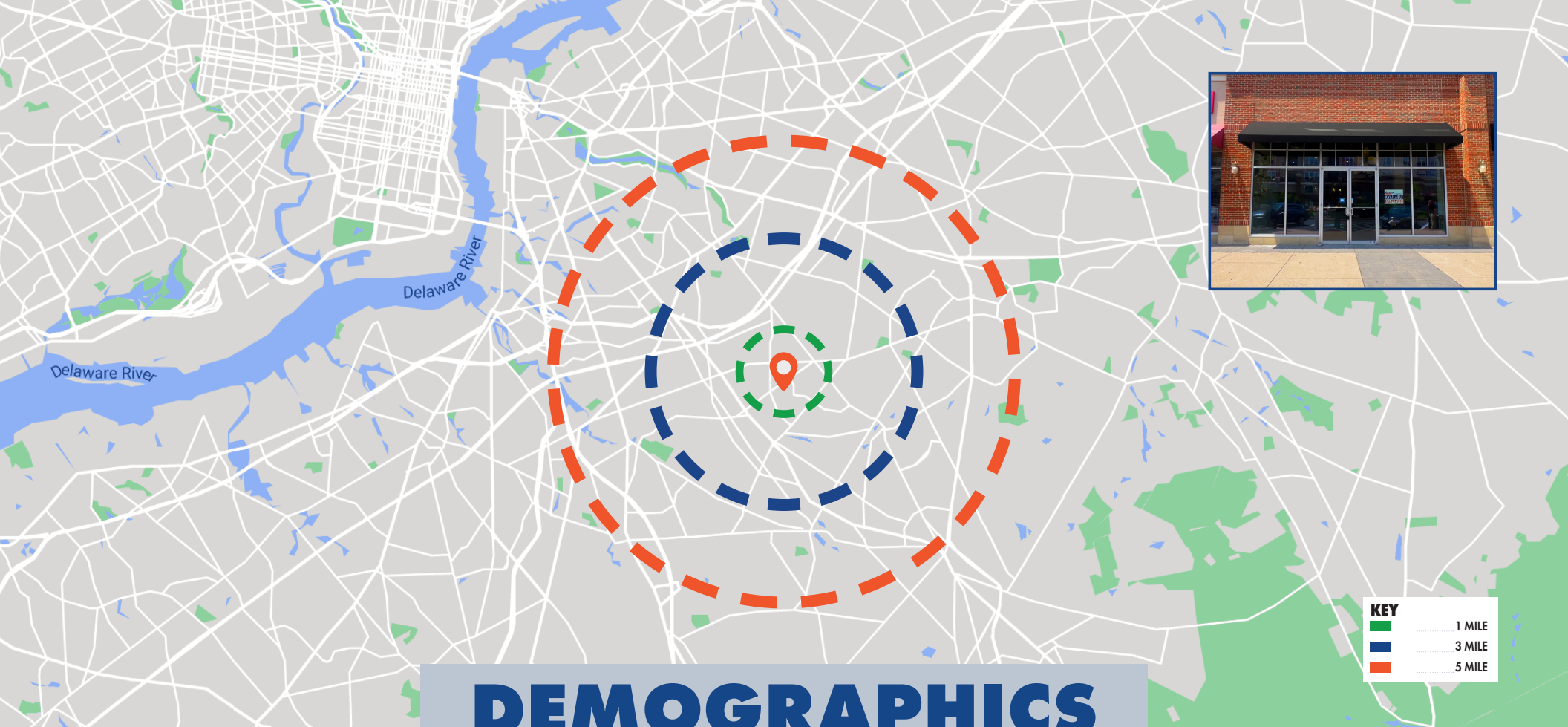


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DEMOGRAPHICS

KEY

- 1 MILE
- 3 MILE
- 5 MILE

| POPULATION | | | |
|----------------|---------|--------|--------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2023 | 11,468 | 13,459 | 89,905 |
| PROJECTED 2028 | 254,249 | 13,967 | 93,035 |

| HOUSEHOLDS | | | |
|----------------|--------|--------|---------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2023 | 6,093 | 35,028 | 100,011 |
| PROJECTED 2028 | 6,339 | 36,288 | 103,536 |

| INCOME | | | |
|--------------|----------|-----------|-----------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2023 | \$96,772 | \$110,925 | \$114,450 |
| MEDIAN 2028 | \$76,540 | \$87,446 | \$89,698 |

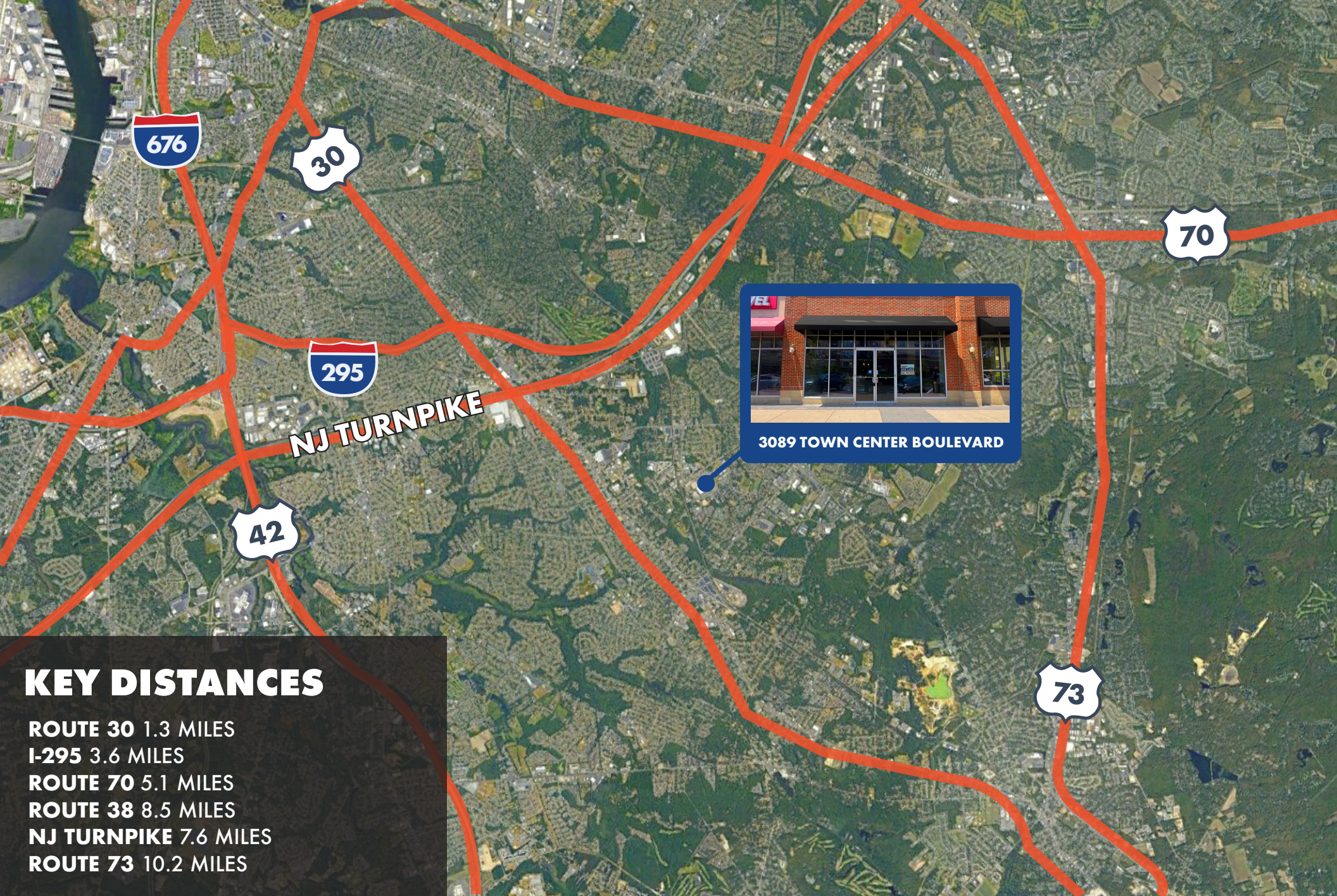


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KEY DISTANCES

- ROUTE 30 1.3 MILES
- I-295 3.6 MILES
- ROUTE 70 5.1 MILES
- ROUTE 38 8.5 MILES
- NJ TURNPIKE 7.6 MILES
- ROUTE 73 10.2 MILES



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SOMERDALE ROAD

Boscov's

TOWNS CENTER BOULEVARD



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NEARBY AMENITIES

DINING

- Chick Fil A
- Crust N Fire
- Iron Hill Brewery
- Kung Fu Tea
- McDonalds
- Ott's Voorhees Tavern
- Panera Bread
- Rodizio Grill
- Sweet Eats Bakery
- The Kibitz Room
- Wendys

RETAIL/GROCERY

- ACME Markets
- ALDI
- AMC
- Boscovs
- Burn Boot Camp
- Comfort Inn & Suites
- Edge Fitness
- Five Below
- Giant Fitness
- Holiday Inn Express
- Hot Flo
- Rizzieri
- Ross
- Target
- The Legacy Club
- Wawa



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INTERIOR PHOTOS

Fit-Out for Cafe/Coffee Shop



Freezers



Loft Storage Space



Fit-Out for Cafe/Coffee Shop



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