

**LAST SPACE
REMAINING!**



856.797.1919

www.VantageRES.com

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

RETAIL SPACES AVAILABLE FOR LEASE

37 CLEMENTON ROAD

BERLIN, NJ 08009

Ken Richardson

Vice President

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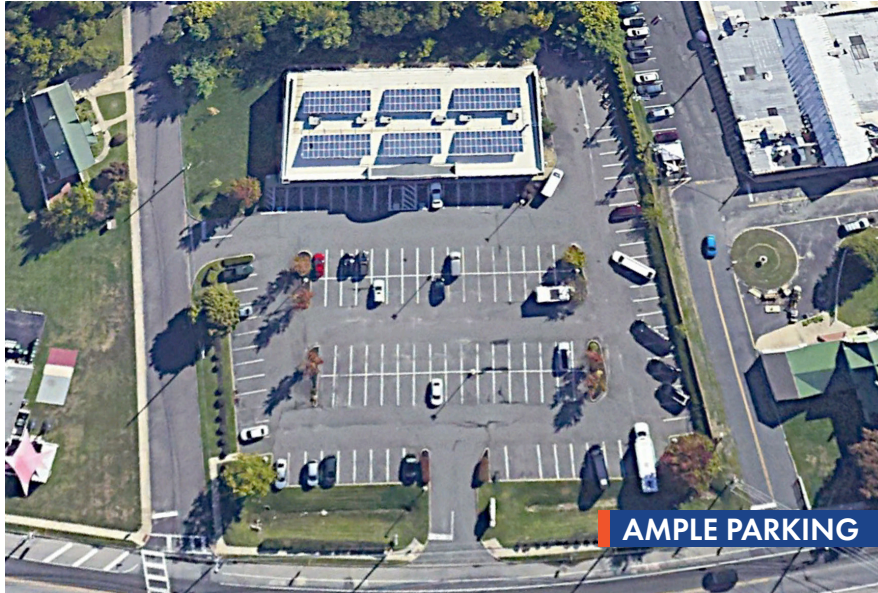
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OFFERING SUMMARY



SF AVAILABLE

Unit 6 (End Unit):
+/- 2,250 SF



ASKING LEASE RATE

\$12 /SF NNN



SIGNAGE

Monument & facade



PARKING

Abundant

AREA HIGHLIGHTS



+/- 2,250 SF retail space available in Lucien's Plaza located in the heart of Berlin Borough right behind Lucien's Manor



Ample parking and easy access to main roads. Monument and facade signage both available



Lucien's Plaza is conveniently located right off the White Horse Pike (Route 30) and in close proximity to Route 73, surrounded by densely populated residential areas



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	7,827	49,504	145,499
2027 POPULATION PROJECTION	8,020	51,551	151,146
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,858	18,291	55,198
2027 HOUSEHOLD PROJECTION	2,930	19,066	57,404
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$114,953	\$112,113	\$111,934
MEDIAN HOUSEHOLD INCOME	\$101,055	\$80,532	\$87,359

KEY DISTANCES

ROUTE 30
.3 MILES

ROUTE 73
1.9 MILES

AC EXPRESSWAY
7 MILES

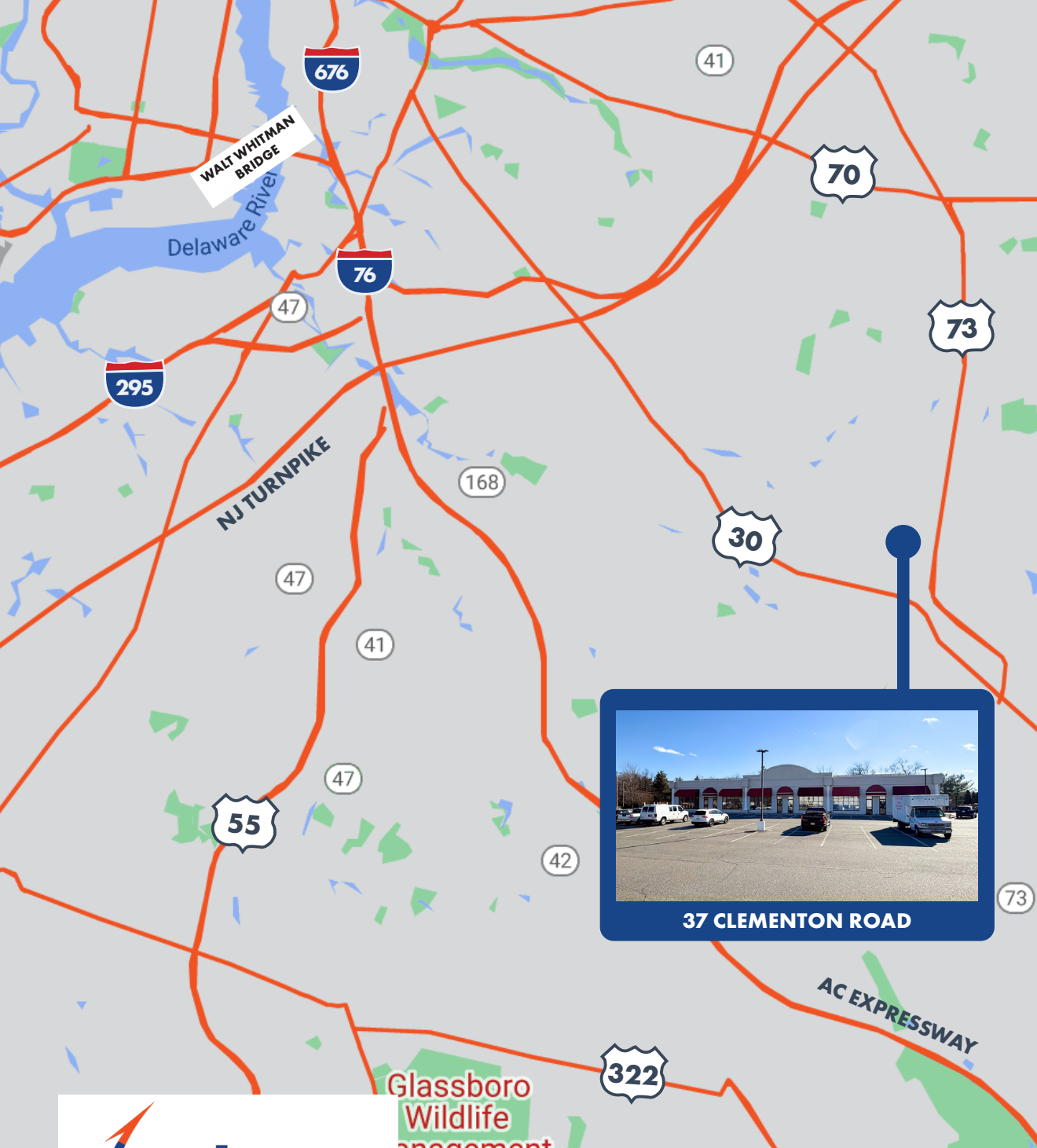
PHILADELPHIA
20 MILES



37 CLEMENTON ROAD, BERLIN, NJ 08037

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NEARBY AMENITIES

DINING

- Taco Bell
- Dunkin
- Victory Bar & Grill
- Woodbriar Tavern & Grille
- Marias Mexican
- Burger King
- Wendys
- Starbucks
- Dooneys Pub Voorhees
- The Golden Nugget Tavern
- Mcdonalds
- Chick – Fil – A
- The Fat Tomato
- Jersey Joe Hoagies

RETAIL

- Dollar Tree
- CVS
- The Home Depot
- Tractor Supply Company
- Big Kahunas WaterPark
- Diggerland USA
- Berlin Famers Market
- Kohls
- Dollar Tree
- Pleasant Valley Miniature Golf
- Lowes Home Improvement
- Pine Valley Golf Club
- Lindenwold Lodge
- Walmart Supercenter
- PepBoys
- PetSmart
- Marshalls



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INTERIOR PHOTOGRAPHY

