



Leor Hemo

President & Chief Executive

856.797.1919x100 | 215.514.1750

Leor.Hemo@VantageRES.com

Vince Ceroli

Sales Associate

856.797.1919x120

Vince.Ceroli@VantageRES.com

Neil Kakumanu

Sales Associate

856.797.1919 | 732.484.2479

Neil.Kakumanu@VantageRES.com

856.797.1919
VantageRES.com

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

**FOR
LEASE**



RETAIL & FLEX SPACE FOR LEASE
7007 ROUTE 38, PENNSAUKEN, NJ 08109



DISCLAIMER: The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

OFFERING SUMMARY

Asking Lease Rate: \$12-14/SF NNN

SF Available: +/- 900 SF & +/- 2,000 SF

Parking: +/- 20 Spaces

Zoning: C-2

Signage: Facade



PROPERTY HIGHLIGHTS

- + These freestanding buildings offer open layouts ideal for retail, showroom, or service businesses, with convenient parking and signage opportunities to attract walk-ins and drive-by traffic
- + This property offers excellent visibility along a high-traffic corridor near Route 70 and the Airport Circle, providing easy access to Philadelphia, Camden, and major South Jersey highways. This high-exposure site is ideal for businesses seeking strong frontage and convenient customer access
- + Position your business on busy Route 38, ensuring thousands of daily drivers see your storefront with quick access for customers from Philadelphia, Camden, and SJ communities
- + Previously approved for Cannabis. New user will have to reapply



FOR LEASE

7007 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com



POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	21,334	161,557	534,929
PROJECTED 2028	21,326	162,567	529,291

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,809	60,014	220,673
PROJECTED 2028	7,805	60,378	217,906

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$71,890	\$82,063	\$98,224
MEDIAN INCOME	\$56,917	\$60,314	\$72,513

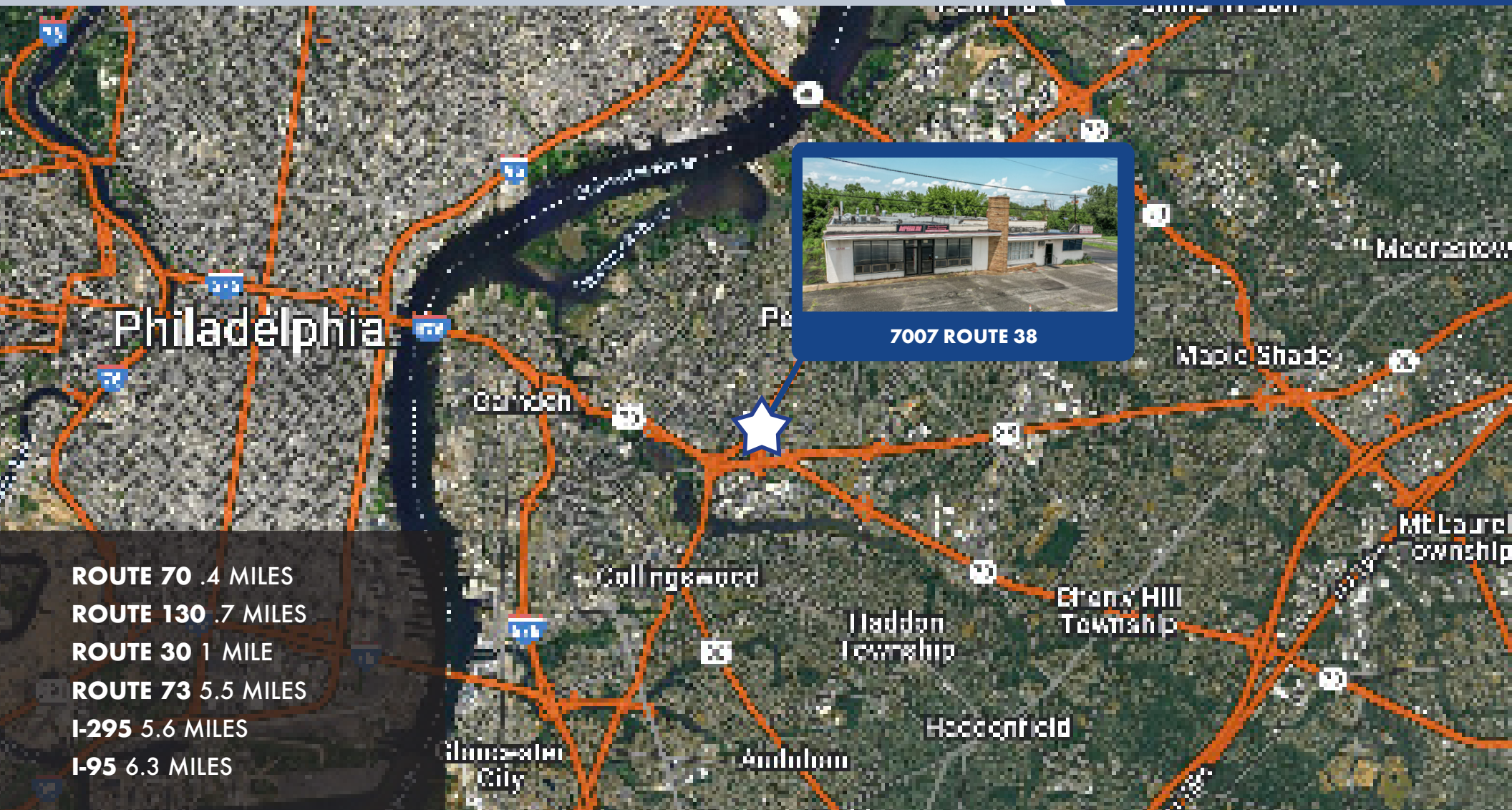


FOR LEASE

7007 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919
VantageRES.com

KEY DISTANCES



ROUTE 70 .4 MILES
ROUTE 130 .7 MILES
ROUTE 30 1 MILE
ROUTE 73 5.5 MILES
I-295 5.6 MILES
I-95 6.3 MILES



856.797.1919
VantageRES.com

FOR LEASE

7007 ROUTE 38, PENNSAUKEN, NJ 08109



NEARBY AMENITIES

DINING

- Aunt Bertas Kitchen
- Blue Monkey Tavern
- Cheesecake Factory
- Chick-Fil-A
- Chipotle
- Collingswood Diner
- Common Grounds
- Coffeehouse
- Crumb Cookie
- Dunkin
- Habit Burger
- Lascala Birra
- Mcdonalds
- Mulligans Bar & Grill
- Sabrinas Café
- Shake Shack
- Taco Bell
- The Pub
- Tonewood Brewing
- White Horse Pub

RETAIL/GROCERY

- 2nd Ave Thrift Store
- ACME
- ALDI
- Costco
- CVS
- Family Dollar
- Home Depot
- My Auto Store
- Shoprite
- Staples
- Trader Joes
- Walmart
- Wawa
- Wegmans



FOR LEASE

7007 ROUTE 38, PENNSAUKEN, NJ 08109

856.797.1919

VantageRES.com

AERIAL VIEW



856.797.1919
VantageRES.com

FOR LEASE

7007 ROUTE 38, PENNSAUKEN, NJ 08109