



**FOR  
LEASE**

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**HOLLY EDGE SHOPPES**

**RETAIL SPACE FOR LEASE**

**1649 NJ-38, MT. HOLLY, NJ 08060**



**DISCLAIMER**

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# OFFERING SUMMARY

**Lease Rate:** \$18/SF NNN

**NNN:** +/- \$7.16/SF

**Size Available:** +/- 5,000 SF

**Zoning:** B2 General Business District

**Parking:** +/- 52 Spaces

**Signage:** Facade and Pylon



## PROPERTY HIGHLIGHTS

+ Prominently located neighborhood shopping center along Route 38, offering exceptional visibility and daily traffic counts of  $\pm 26,000$  vehicles. With a diverse tenant mix, the property generates consistent foot traffic.

+ Opportunity to become the largest tenant within a well-maintained, community-oriented plaza, providing prominent signage and a commanding presence. Nearby amenities include the South Star Diner, Dunkin', Virtua Mount Holly Hospital, and other retail, medical, and service providers.

+ Ample on-site parking with convenient ingress/egress ensures ease of access. Excellent connectivity to major roadways including Routes 38 and 541, I-295, and the Turnpike allows for efficient regional access.

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KEY	
<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	11,828	41,983	67,134
PROJECTED 2029	12,308	43,575	69,526

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,414	15,978	25,973
PROJECTED 2029	4,608	16,637	26,948

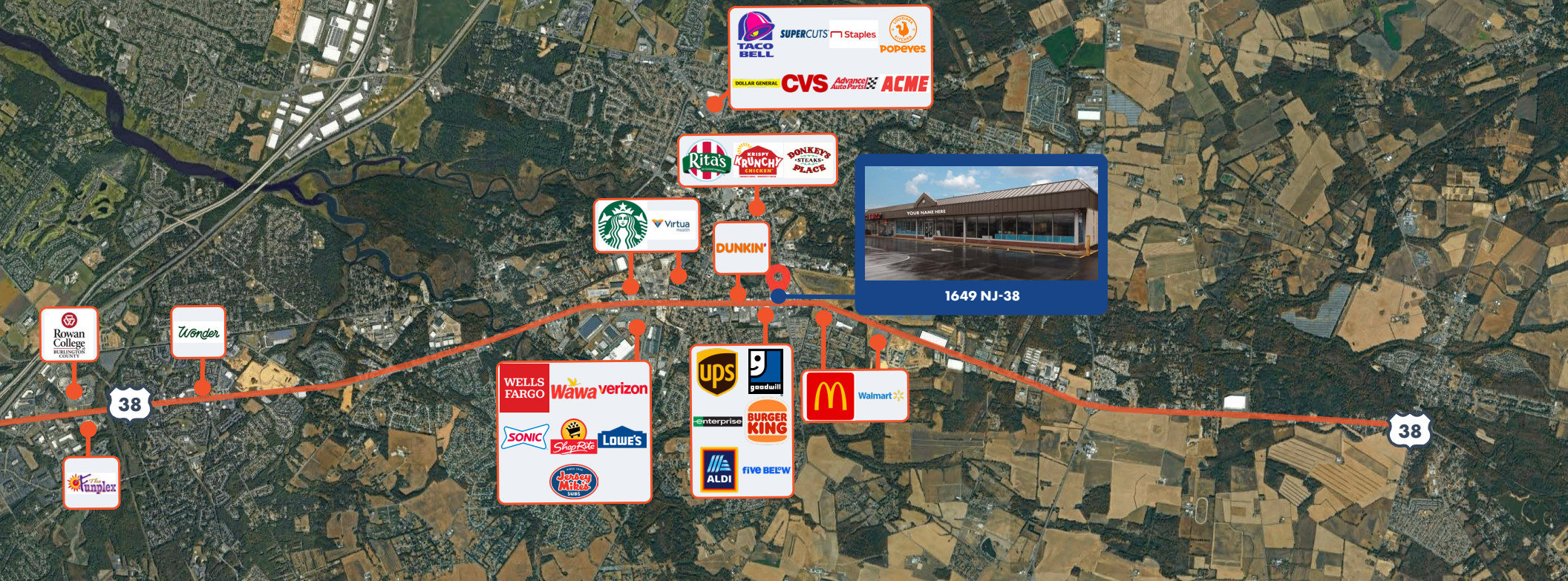
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$102,995	\$125,534	\$132,363
MEDIAN 2029	\$82,369	\$102,160	\$108,025

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# NEARBY AMENITIES

## DINING

- Burger King
- Donkey's Place
- Dunkin'
- Jersey Mike's Subs
- Krispy Krunchy Chicken
- McDonald's
- Popeye's Louisiana Kitchen
- Rita's Italian Ice & Frozen Custard
- Starbucks
- Sonic Drive-In
- Taco Bell
- Wawa
- Wonder

## RETAIL/GROCERY

- ACME Markets
- Advance Auto Parts
- ALDI
- CVS
- Dollar General
- Enterprise Rent-A-Car
- Five Below
- Goodwill Store & Donation Center
- Lowe's Home Improvement
- Rowan College at Burlington County
- ShopRite
- Staples
- Supercuts
- The Funplex
- The UPS Store
- Verizon
- Virtua Mount Holly Hospital
- Walmart
- Wells Fargo Bank

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