



**FOR
LEASE**



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1873 Marlton Pike, East, Suite 1C
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RETAIL & FLEX SPACE FOR LEASE
7007 ROUTE 38, PENNSAUKEN, NJ 08109



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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



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DEMOGRAPHICS

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

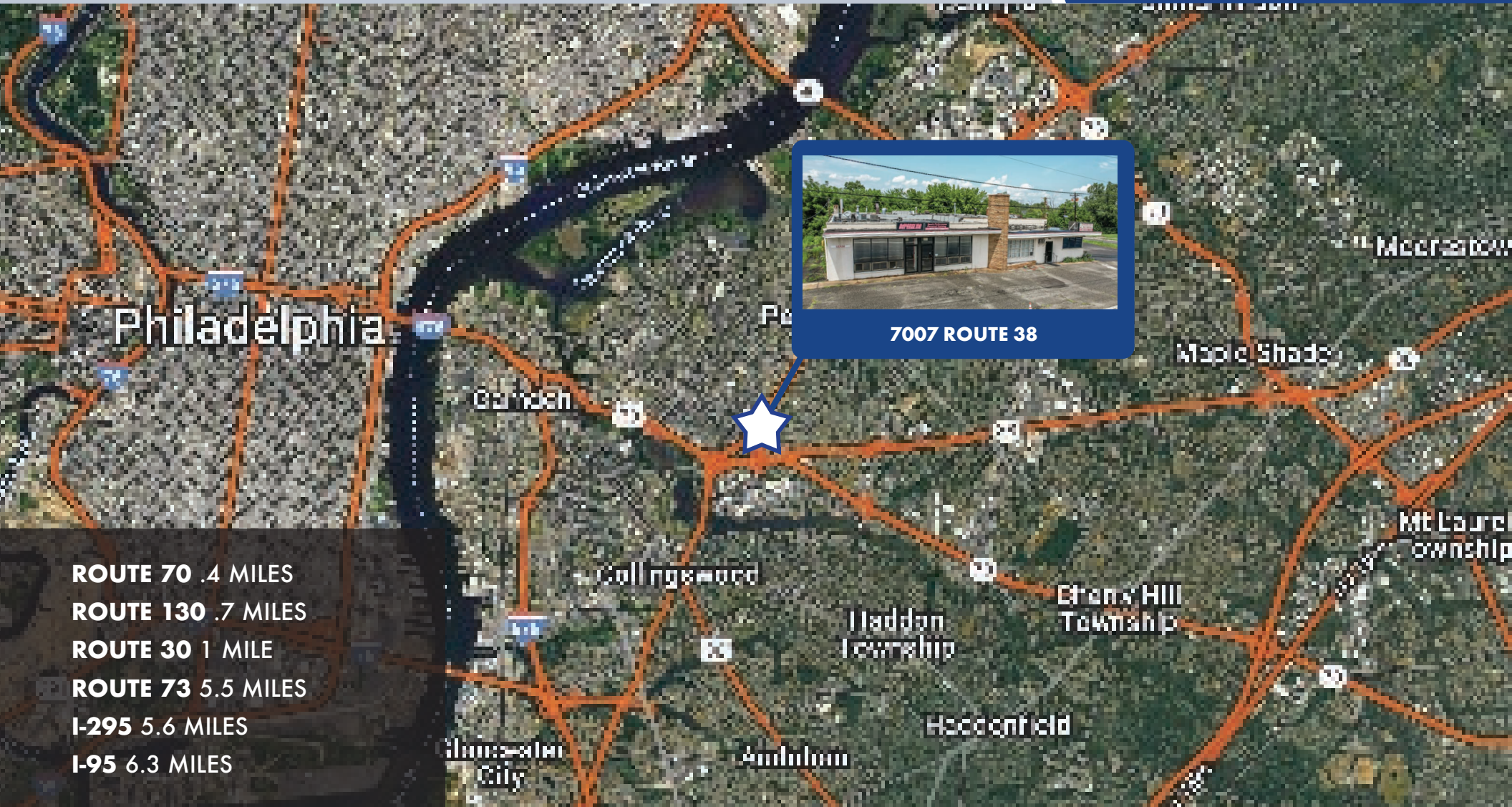
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$71,890	\$82,063	\$98,224
MEDIAN INCOME	\$56,917	\$60,314	\$72,513



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KEY DISTANCES



7007 ROUTE 38

- 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



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NEARBY AMENITIES

DINING

- Aunt Bertas Kitchen
- Blue Monkey Tavern
- Cheesecake Factory
- Chick-Fil-A
- Chipotle
- Collingswood Diner
- Common Grounds
- Coffeehouse
- Crumbl 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



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AERIAL VIEW



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