



Colliers

400 W Route 38 | Moorestown, NJ 08057

Medical leasing at Moorestown Mall

Join Cooper University Health Care and other premier tenants as the Moorestown Mall evolves into a regional hub for health and wellness. Up to 60,000 SF available. Conveniently located off Route 38 in South Jersey, with ample parking and connections to major roadways, this highly visible property ensures easy access for medical and wellness professionals.

Paul Rogers

Senior Vice President
+1 215 928 7504
paul.rogers@colliers.com

Charlie Rogers

Associate
+1 215 928 7560
charlie.rogers@colliers.com

Accelerating success.



Property Overview

- Anchored by Cooper University Health Care
- Up to 60,000 SF available for leasing
- New multi-family development adjacent to Boscov's consisting of 375 apartment homes
- Close to major roadways: Route 38, I-295, Route 73 and Route 41

95.7%
occupancy

Cooper at Moorestown

Cooper University Health Care opened their largest and most expansive ambulatory campus at Moorestown Mall. The multispecialty Moorestown campus brings advanced technology, ease of care for patients, and the first phase in revitalizing the mall site.



5

Clinical areas with primary and specialty care services

90

Exam rooms

600⁺

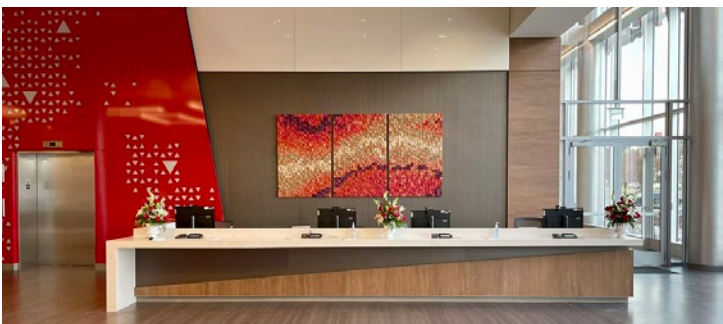
Patients daily

250⁺

Employees

1

Onsite Labcorp



Re-envisioning a Mall



20 mins to Philadelphia

PROPOSAL

Entertainment Center

Two-story center complex featuring axe throwing and a go-kart track



IN DEVELOPMENT

Pearl

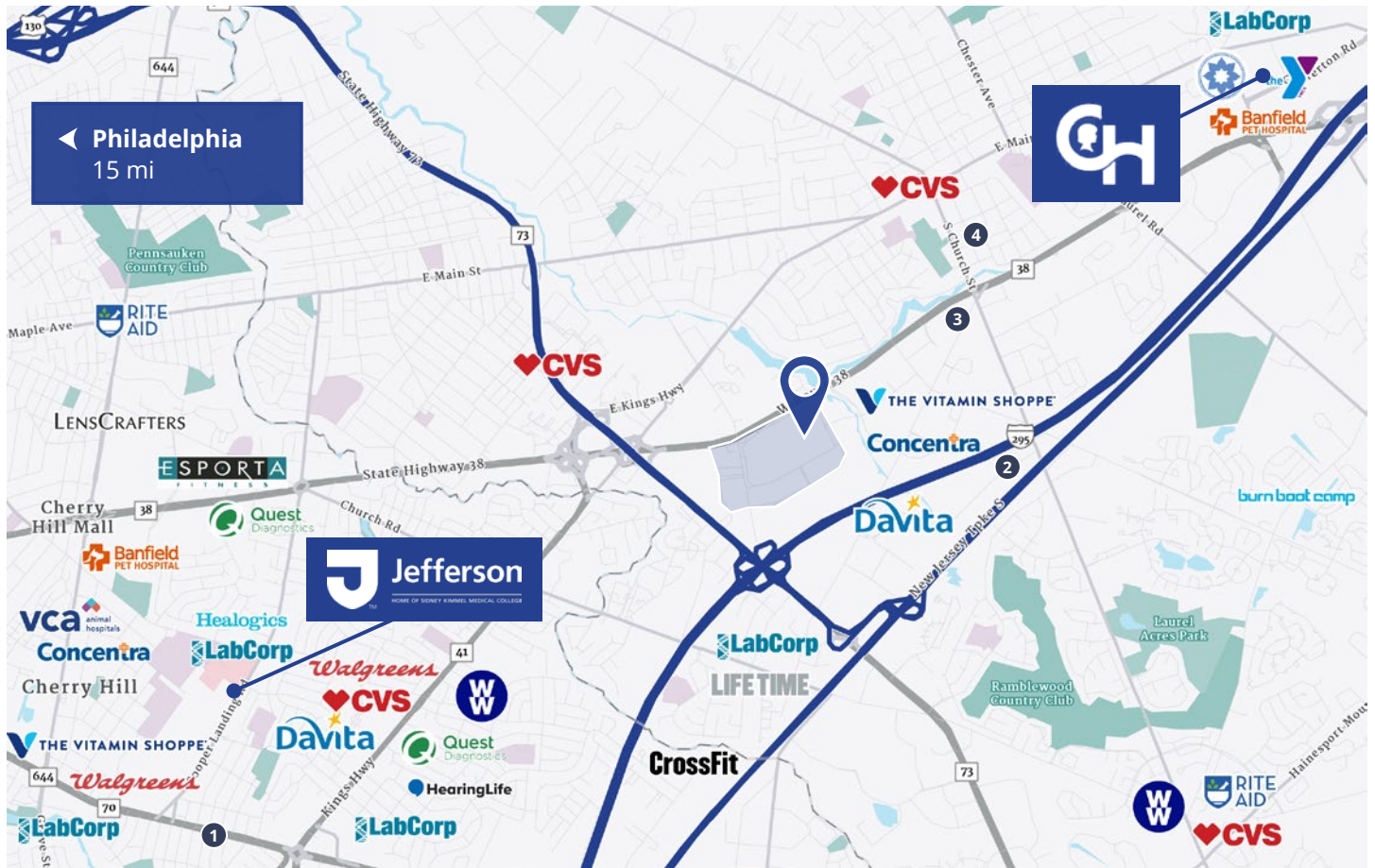
375 apartment homes to begin leasing Q4 2025



An exciting **new vision** for a classic American mall

Moorestown Mall is set to transform into a central community destination, offering a blend of convenience and lifestyle amenities. This mixed-use development integrates residential spaces and cutting-edge healthcare facilities with premier entertainment, fitness, beauty services, and engaging experiences. It will also feature highly-rated restaurants alongside national and discount retail options.

Local Snapshot

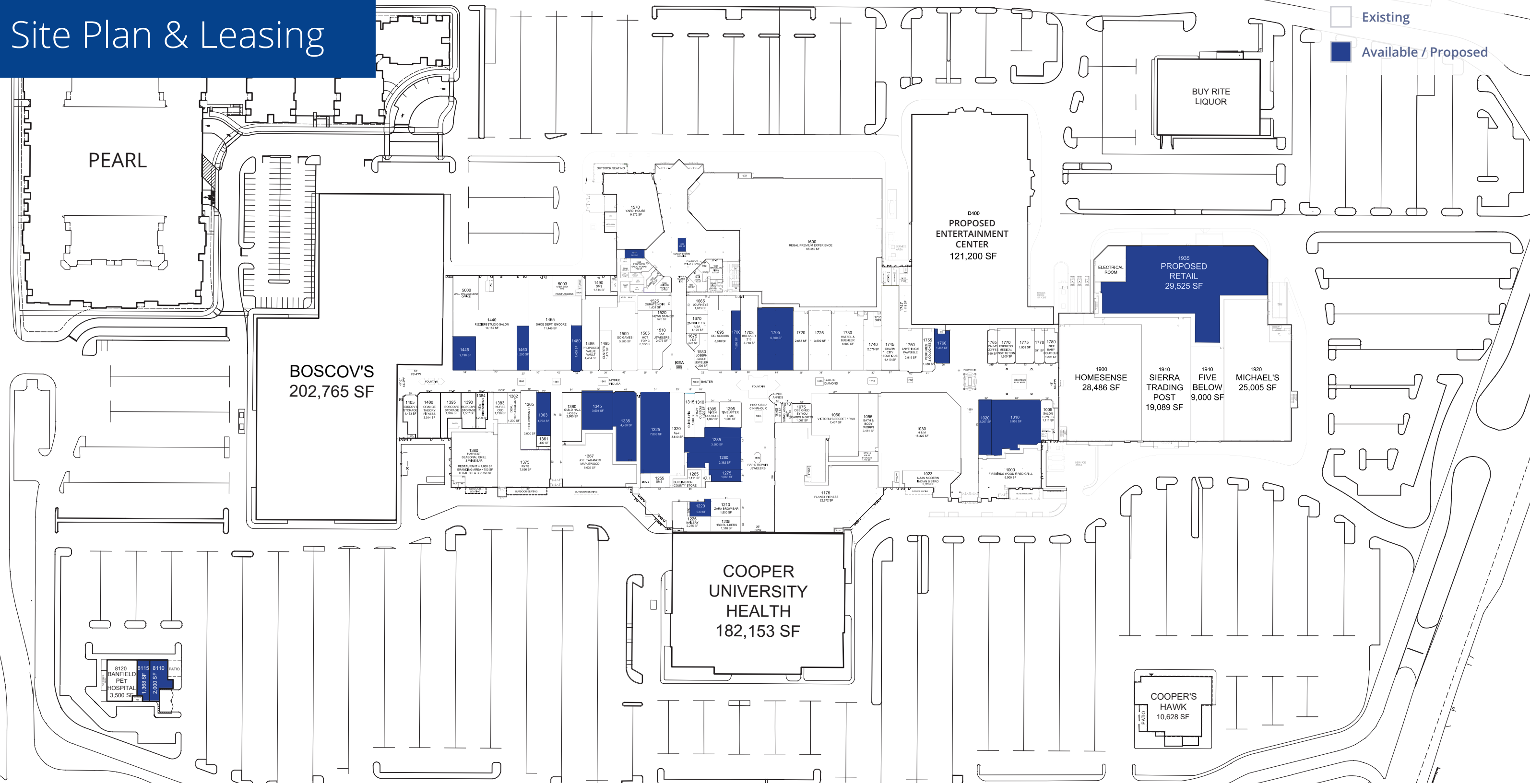


Traffic Counts	AADT
Route 38	87.7k
Lenola Road	13.5k
Interstate 295	104k
New Jersey Turnpike	80k

Local Medical/Health/Wellness Centers	
1	Nova Dermatology
2	South Jersey Skin Care and Laser Center
3	Moorestown Pediatrics
4	Canal Peridontal Partners

Demographics	1 Mile	3 Miles	5 Miles
Population	5,314	78,282	207,625
Households	1,321	20,046	55,105
Avg. HHI	\$112,019	\$134,787	\$147,570
Employees	18,267	69,537	152,159

Site Plan & Leasing





400 W Rt. 38 | Moorestown, NJ

Paul Rogers

Senior Vice President
+1 215 928 7504
paul.rogers@colliers.com

Charlie Rogers

Associate
+1 215 928 7560
charlie.rogers@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Philadelphia Tri-State Region.

