

**FOR
LEASE**

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1873 Marlton Pike, East, Suite 1C
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WEST MARINE SHOPPING CENTER

END-CAP RETAIL SPACE FOR LEASE

1215 ROUTE 73, MT LAUREL TOWNSHIP, NJ 08054



DISCLAIMER

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OFFERING SUMMARY

Lease Rate: \$21.00/SF NNN

NNN: +/- \$8.77/SF

Size Available: +/- 2,119 SF

Signage: Monument & Facade

Parking: +/- 40 Spaces

Zoning: Neighborhood Commercial (NC)

Traffic Count: +/- 28,647 VPD



PROPERTY HIGHLIGHTS

- + Prominent end-cap retail space for lease located along heavily traveled Route 73 with exceptional street visibility, prominent signage opportunities, and strong daily traffic counts
- + Established neighborhood retail center co-tenanted by nationally and regionally recognized users including Liberty Safes, Batteries Plus, and Wine Cave, driving consistent customer traffic to the center
- + Strategically positioned with convenient access to Route 70, I-295, the New Jersey Turnpike, and Church Road, providing outstanding regional connectivity throughout Southern New Jersey and the greater Philadelphia market

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NEARBY AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	6,448	79,813	202,381
PROJECTED 2030	6,529	81,660	207,305

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	2,785	32,188	79,571
PROJECTED 2030	2,817	32,954	81,577

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$130,713	\$139,280	\$145,562
MEDIAN 2030	\$108,857	\$110,230	\$116,934

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FLOOR PLAN

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