

# Village at Cambridge Crossing



Dearborn Circle & Briggs Road  
Mount Laurel, NJ

Lamarco.com



## 1,406 – 1,904 SF Available

Nearly 1,000 feet of prime frontage along Route 38 with an exceptional 57,000 cars per day

Draws from extremely affluent trade area of over 643,458 people earning average incomes over \$127,000

Positioned at “main and main” retail node, less than one half mile from 730K+SF Centerton Square (featuring Costco, Wegman’s, Target, TopGolf)

Anchored by top-performing LA Fitness which generates strong daily traffic



### NATIONAL TENANT LINE-UP

LA Fitness, AAA, Ruby Tuesday, Loft, Dollar Tree, European Wax Center, Chico’s, FedEx, Cold Stone Creamery, Omaha Steaks

### For Additional Info

ZEKE CHERNOFF | 917.940.2617 | [zekec@lamarco.com](mailto:zekec@lamarco.com)



10 Kings Rd, Ste 1 | Madison, NJ 07940

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## SITE PLAN



SUITE	TENANT	AREA
4010	AAA Care Center	12,727 SF
4011	Ruby Tuesday	6,250 SF
4060	Dollar Tree	12,786 SF
4070	Available	1,904 SF
4080	LOFT	5,271 SF
4110	European Wax Center	1,728 SF
4120	Elite Salons & Suites	4,877 SF
4160-4170	Affordable Care	4,329 SF
4180	Haldi Fine Indian Cuisine	2,725 SF
4190	Chico's	2,216 SF
4200	Amazing Brace Orthodontics	2,100 SF
4220	KidStrong	3,415 SF
4230	Available	1,581 SF
4240	Omaha Steaks	1,605 SF
4250	Edible Arrangements	1,495 SF
4260	Available	1,406 SF
4270	Cold Stone Creamery	1,276 SF
4300	LA Fitness	43,292 SF
4310	Chaava	1,073 SF
4320	Nothing Bundt Cakes	2,131 SF
4330	Sushi U	1,268 SF
4301	Bhan Thai	3,093 SF
4305	FedEx Office	1,788 SF
4309	Ares Nutrition	1,445 SF
4313	New Balance	2,300 SF
4317A	Available	1,553 SF
4317B	Available	1,553 SF
4325	Pancheros	2,500 SF

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TOTAL GLA 127,987 SF

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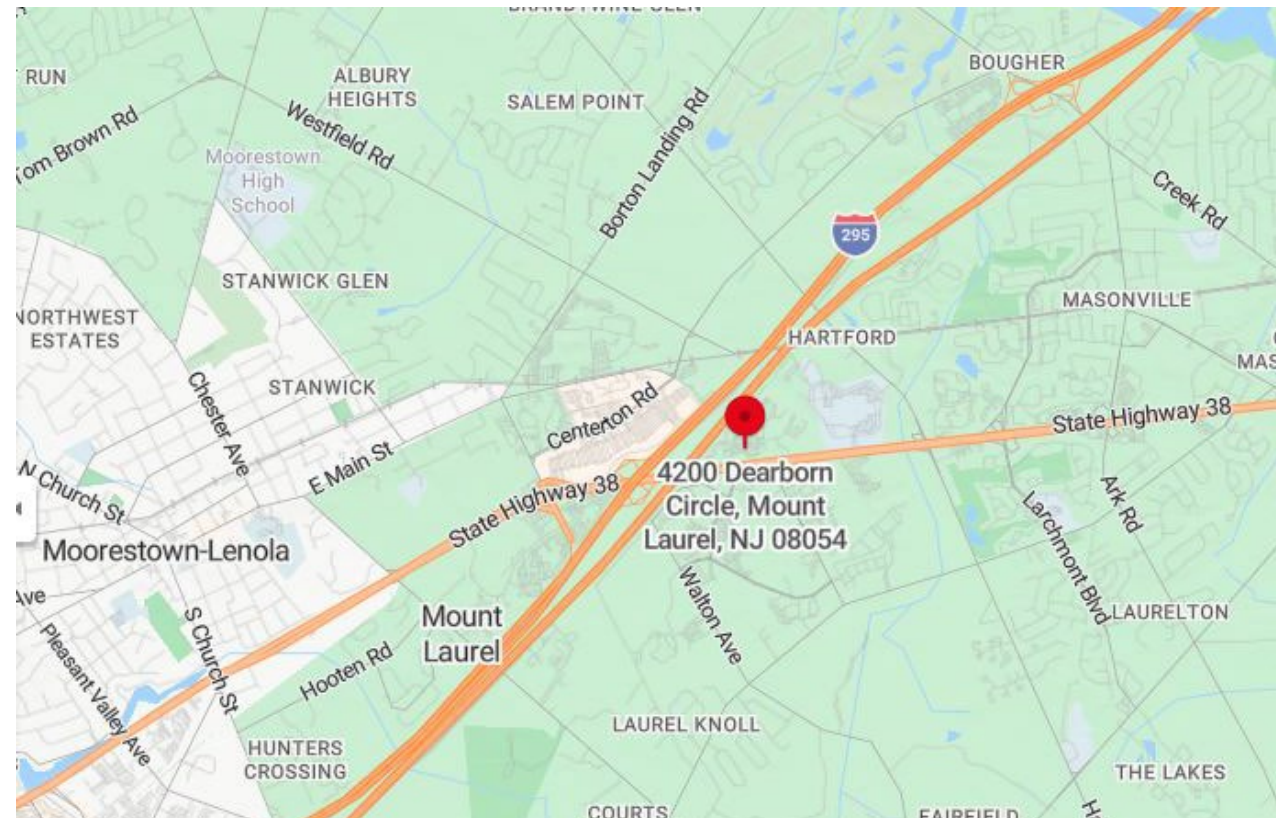
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## EXCEPTIONAL LOCATION



## Local Benefits

Located less than one half mile from I-295 (91,000+ cars per day) interchange

Flourishing housing market with nearly 2,500 townhomes and apartments under construction/planned within one mile of site

Located within 14 miles from Center City Philadelphia and close proximity to Rowan College at Burlington County

Strong national and local tenant mix

<b>Demographics</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
<b>Population</b>	2,398	49,681	154,271
<b>Households</b>	1,280	20,533	60,299
<b>Avg HH Income</b>	\$123,718	\$165,504	\$145,170

## Traffic Counts

Route 38– Approx 42,093 AADT

I-295– Approx 91,976 AADT

NJ Turnpike – Approx 90,862 AADT

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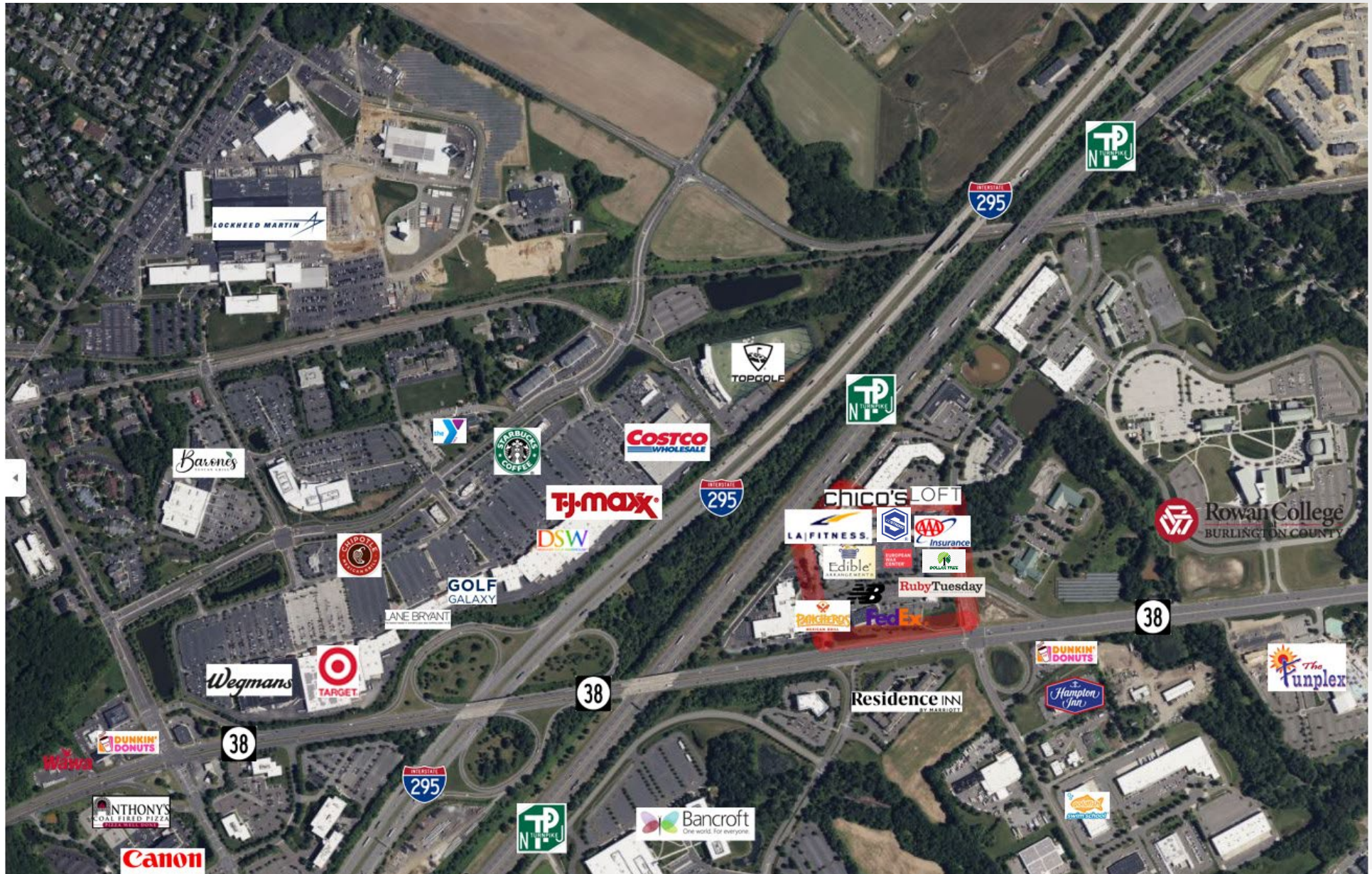


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