

**LAST SPACE
REMAINING!**



RETAIL SPACES AVAILABLE FOR LEASE

37 CLEMENTON ROAD

BERLIN, NJ 08009

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www.VantageRES.com

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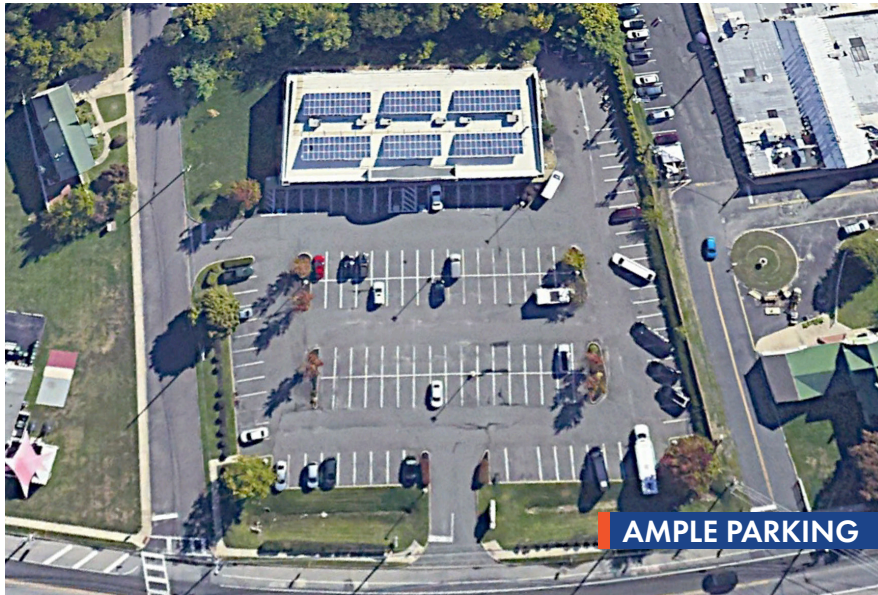
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OFFERING SUMMARY



SF AVAILABLE
Unti 3 +/- 1,875 SF



ASKING LEASE RATE
\$12 /SF NNN



SIGNAGE
Monument & facade



PARKING
Abundant

AREA HIGHLIGHTS



- ✓ +/- 1875 SF retail space available in Lucien's Plaza located in the heart of Berlin Borough right behind Lucien's Manor
- ✓ Ample parking and easy access to main roads. Monument and facade signage both available
- ✓ Lucien's Plaza is conveniently located right off the White Horse Pike (Route 30) and in close proximity to Route 73, surrounded by densely populated residential areas

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	7,827	49,504	145,499
2027 POPULATION PROJECTION	8,020	51,551	151,146
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,858	18,291	55,198
2027 HOUSEHOLD PROJECTION	2,930	19,066	57,404
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$114,953	\$112,113	\$111,934
MEDIAN HOUSEHOLD INCOME	\$101,055	\$80,532	\$87,359

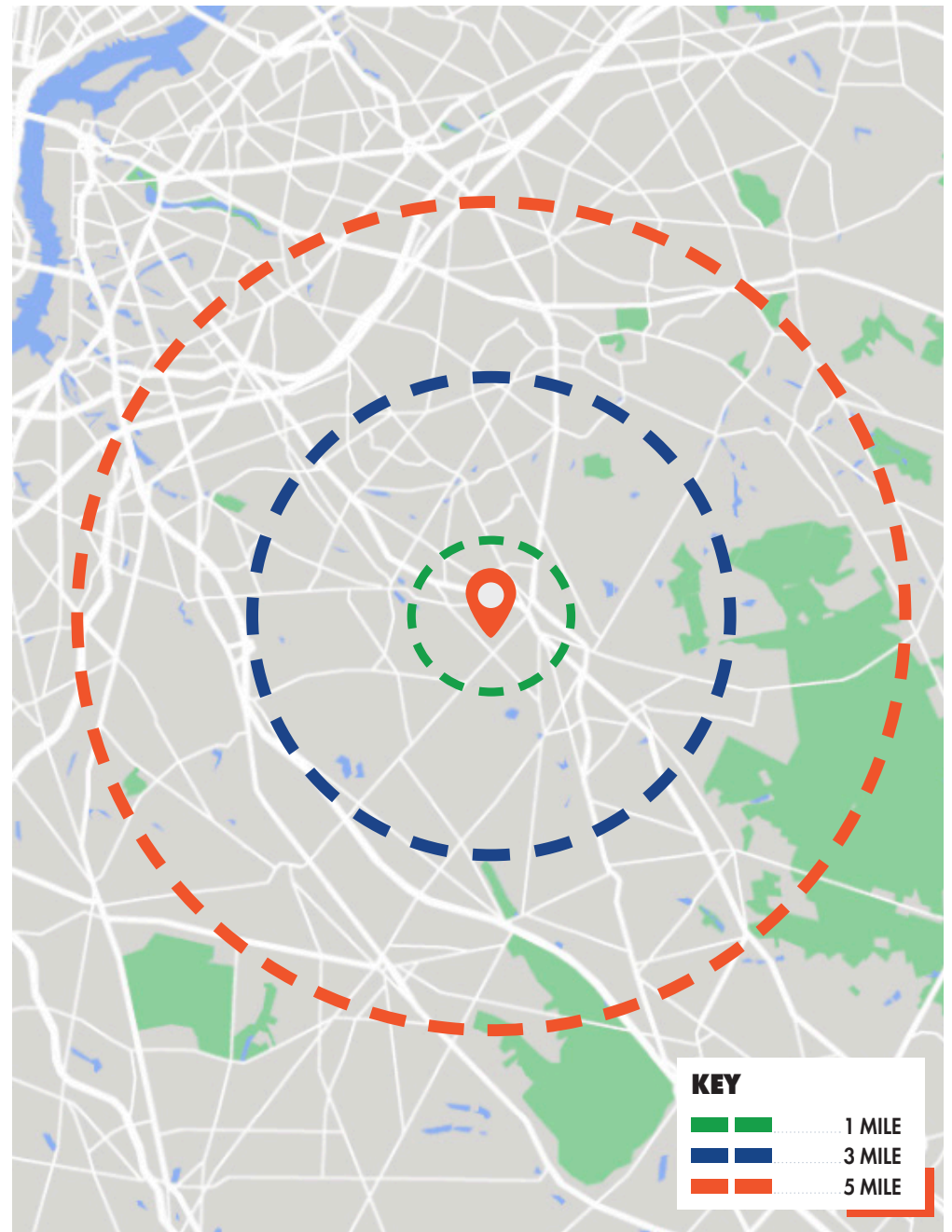
KEY DISTANCES

ROUTE 30
.3 MILES

ROUTE 73
1.9 MILES

AC EXPRESSWAY
7 MILES

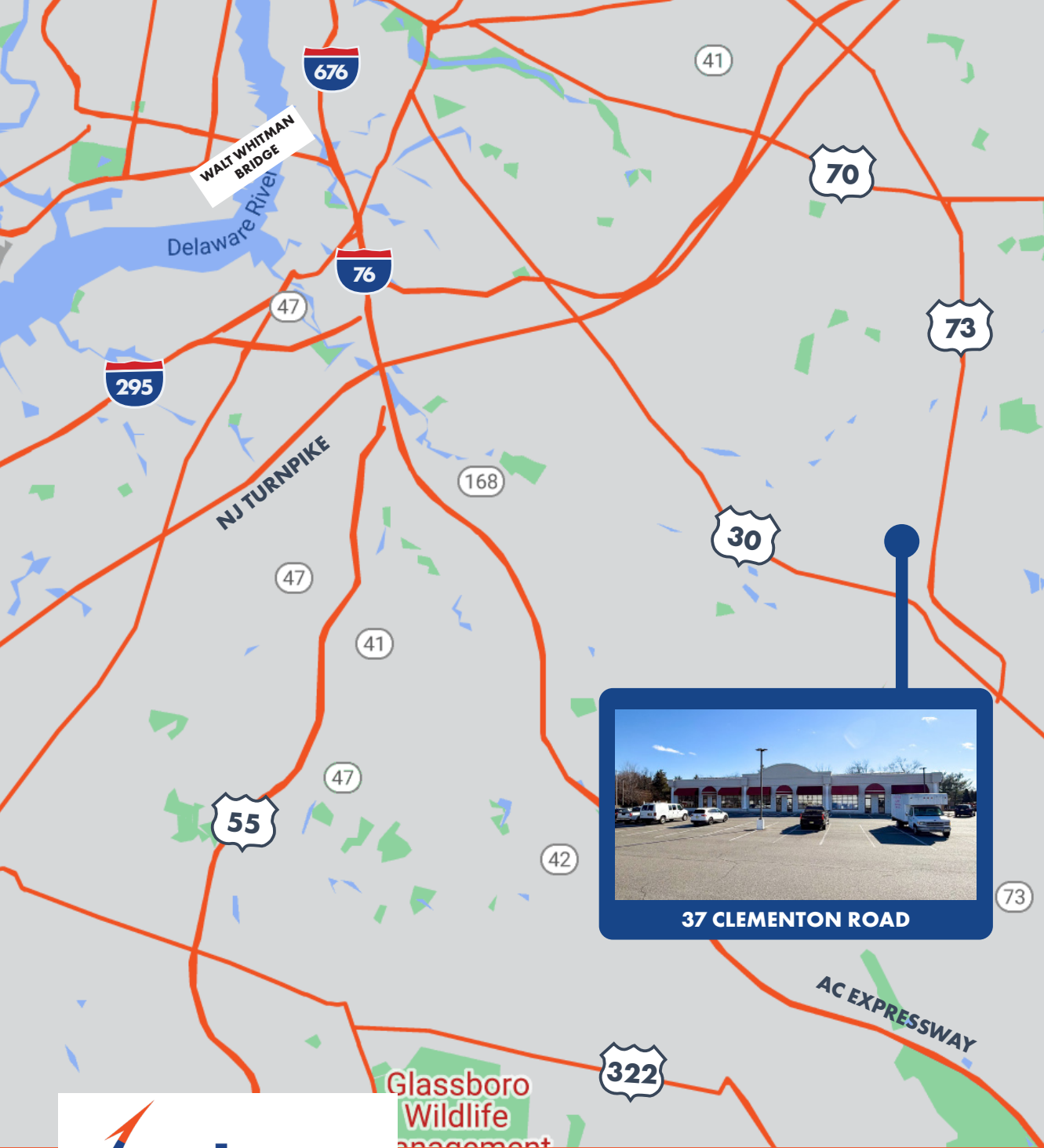
PHILADELPHIA
20 MILES



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NEARBY AMENITIES

DINING

- Taco Bell
- Dunkin
- Victory Bar & Grill
- Woodbriar Tavern & Grille
- Marias Mexican
- Burger King
- Wendys
- Starbucks
- Dooneys Pub Voorhees
- The Golden Nugget Tavern
- Mcdonalds
- Chick – Fil – A
- The Fat Tomato
- Jersey Joe Hoagies

RETAIL

- Dollar Tree
- CVS
- The Home Depot
- Tractor Supply Company
- Big Kahunas WaterPark
- Diggerland USA
- Berlin Famers Market
- Kohls
- Dollar Tree
- Pleasant Valley Miniature Golf
- Lowes Home Improvement
- Pine Valley Golf Club
- Lindenwold Lodge
- Walmart Supercenter
- PepBoys
- PetSmart
- Marshalls



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INTERIOR PHOTOGRAPHY

