

MSC



MOORESTOWN | NEW JERSEY

201 WEST ROUTE 38

EXISTING GAS STATION FOR SALE



201 WEST ROUTE 38

DANNY WOLF
dwolf@hellomsc.com
215.883.7398



- Located at a signalized intersection
Outstanding visibility along Route 38 with over 42,000 AADT
- Rare redevelopment opportunity in high barrier to entry township
- Dense mixture of affluent residential, retail, medical and office
- Located minutes from Route 295 and the NJ Turnpike

DEMOGRAPHICS



TOTAL POPULATION

1 mi 4,869 | 3 mi 65,806 | 5 mi 192,037



TOTAL HOUSEHOLDS

1 mi 1,793 | 3 mi 26,051 | 5 mi 74,843



EST. MEDIAN HH INCOME

1 mi \$120,674 | 3 mi \$87,731 | 5 mi \$91,235



EST. # OF DAYTIME EMPLOYEES

1 mi 12,303 | 3 mi 65,301 | 5 mi 139,604

JOIN THESE AREA TENANTS



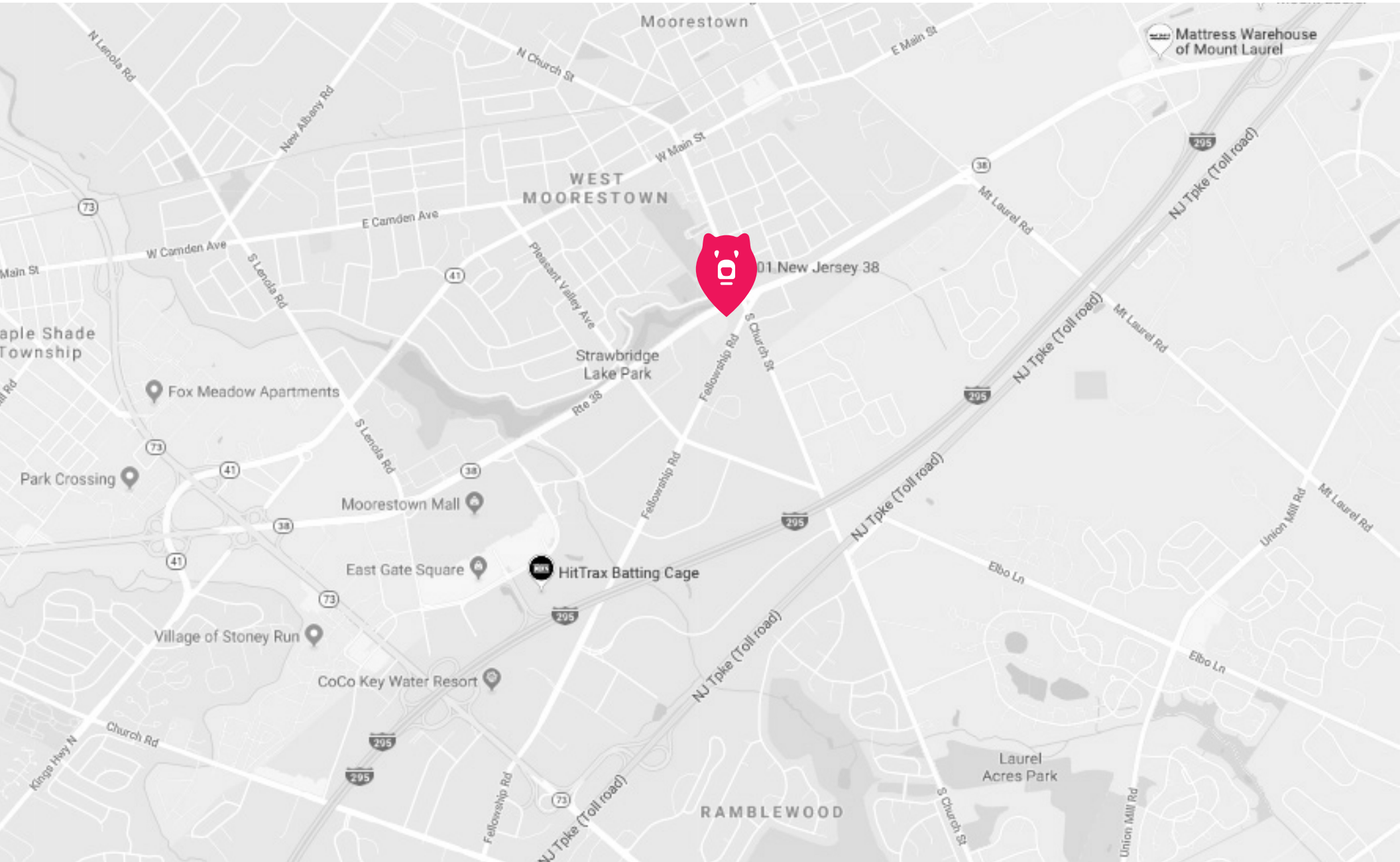
MOORESTOWN,
NEW JERSEY

EXISTING GAS STATION FOR SALE



201 WEST ROUTE 38

DANNY WOLF
dwolf@hellomsc.com
215.883.7398





201 WEST ROUTE 38

DANNY WOLF
dwolf@hellomsc.com
215.883.7398

MSC The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



CENTERTON SQUARE

Wegmans, Chick-fil-A, DSW, RED BATH & BEYOND, PETSMART, JOANN, FSA BANK, Panera, TARGET, TJ-MAXX, COSTCO WHOLESALE, Starbucks, Burlington

ANTHONY'S COAL FIRED PIZZA, Naf Naf Grill, QDOBA, DUNKIN' DONUTS

VILLAGE AT CAMBRIDGE CROSSING

LA FITNESS, EUROPEAN PLEX CENTER, chico's, COOL STONE, LOFT, TALENTS, SHOOTME KIDS, TALBOTS, Ruby Tuesday, B new balance, AAA

EAST GATE SQUARE

ShopRite, THE FARMER'S MARKET, OLD NAVY, FIVE GUYS, Panera, BALLY HOUSE, BEST BUY, PETSMART, DICK'S, STAPLES, LEISURE FITNESS, Chick-fil-A, Don Pablo's, CAVA, ULTA, Visionworks, Jersey Mike's, ZOE'S KITCHEN, Thomastville, AC MOORE, BERTUCCI'S RESTAURANT, MFC, Vitamin Shoppe, BARNES & NOBLE, carter's, Party City, FLOOR DECOR, TURNING POINT, CONCORD

MOORESTOWN MALL

Boscov's, Michaels, FIREBIRDS, SIERRA, HARVEST, REGAL ENTERTAINMENT GROUP, Yard House

HILLVIEW SHOPPING CENTER

PETSMART, KOHL'S, HOBBS LOBBY, EDGE FITNESS CLUBS, TARGET

CHERRY HILL MALL

WALMART, LA FITNESS, RYAN REYNOLDS, BIG LOTS, K&G FASHION, RH, Red Lobster, ALDI, Total Wine & More, OLIVE GARDEN, SUSHI TRAIN, WAWA, MCDONALD'S, SLEEPY'S, ETHAN ALLEN, macy's, DAVID'S BRIDAL, T-Mobile, Wawa, Mealey's

BURLINGTON COUNTY COLLEGE
MT. LAUREL CAMPUS