



PRIME END-CAP SPACE FOR LEASE

# WEST MARINE SHOPPING CENTER

 1215 ROUTE 73, MOUNT LAUREL, NJ 08054

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[www.VantageRES.com](http://www.VantageRES.com)

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# OFFERING SUMMARY



## SF AVAILABLE

+/- 2,119 SF end-cap



## LEASE RATE

\$22 / SF NNN



## SIGNAGE

Building and monument signage



## PARKING

+/- 40 spaces



# AREA HIGHLIGHTS

- ✓ West Marine Shopping Center is a neighborhood retail center conveniently located on heavily trafficked Route 73, one of Mount Laurel's major retail and professional corridors
- ✓ The center features excellent street visibility and signage with ample parking and excellent demographics. Co-tenants include Liberty Safes, Batteries and Bulbs, and West Marine
- ✓ The center is in close proximity to all major regional thoroughfares including Church Road, Routes 70 and 73, I-295, and the NJ Turnpike



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	6,339	76,949	189,051
2027 POPULATION PROJECTION	6,461	77,401	190,049
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,626	30,833	74,219
2027 HOUSEHOLD PROJECTION	2,677	31,038	74,658
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$121,464	\$127,492	\$131,406
MEDIAN HOUSEHOLD INCOME	\$102,427	\$101,843	\$104,327
TRAFFIC COUNT	28,053 VPD		

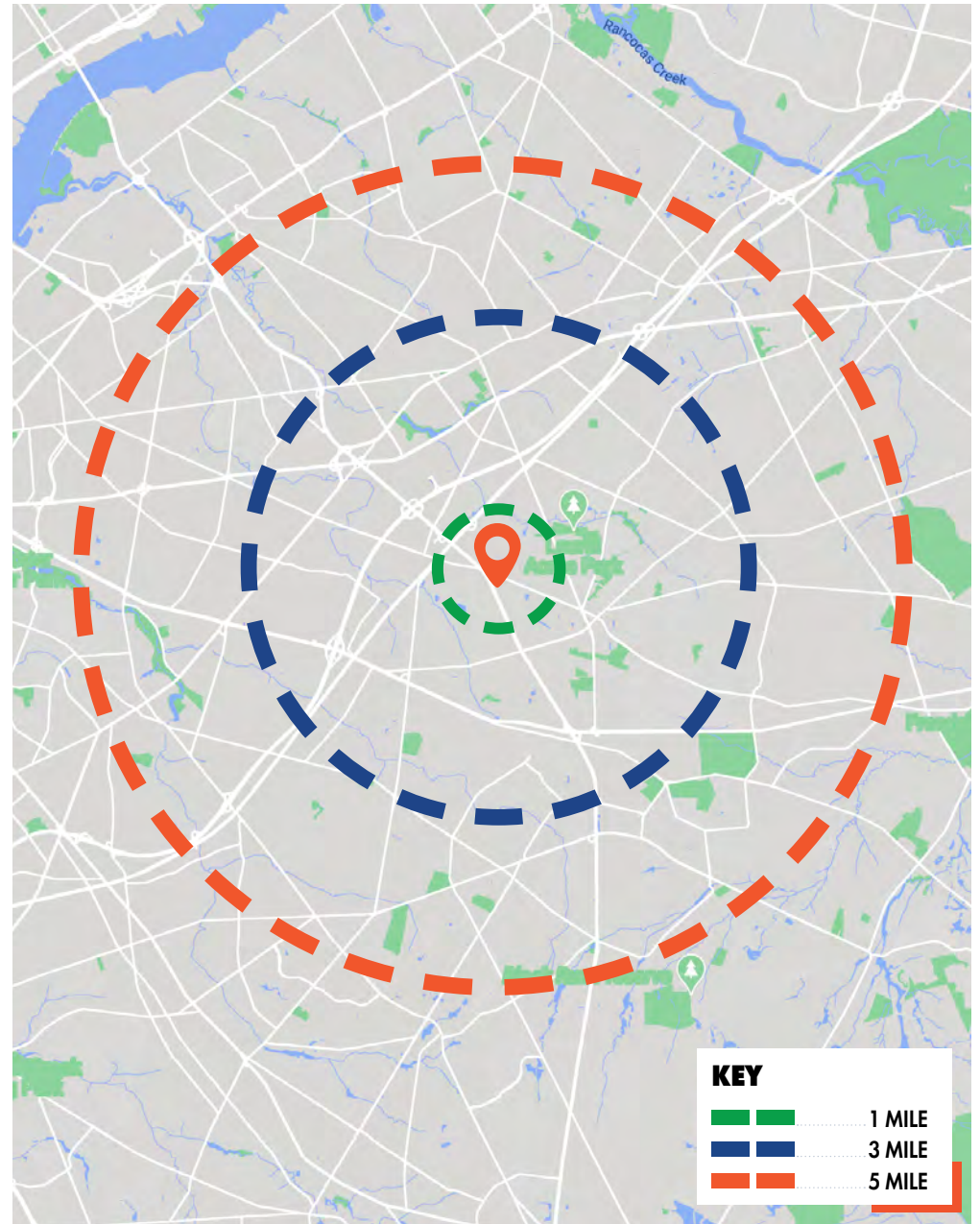
# KEY DISTANCES

**NJ TURNPIKE**  
1.7 MILES

**I-295**  
1.8 MILES

**ROUTE 70**  
2.6 MILES

**BEN FRANKLIN BRIDGE**  
12 MILES



**KEY**

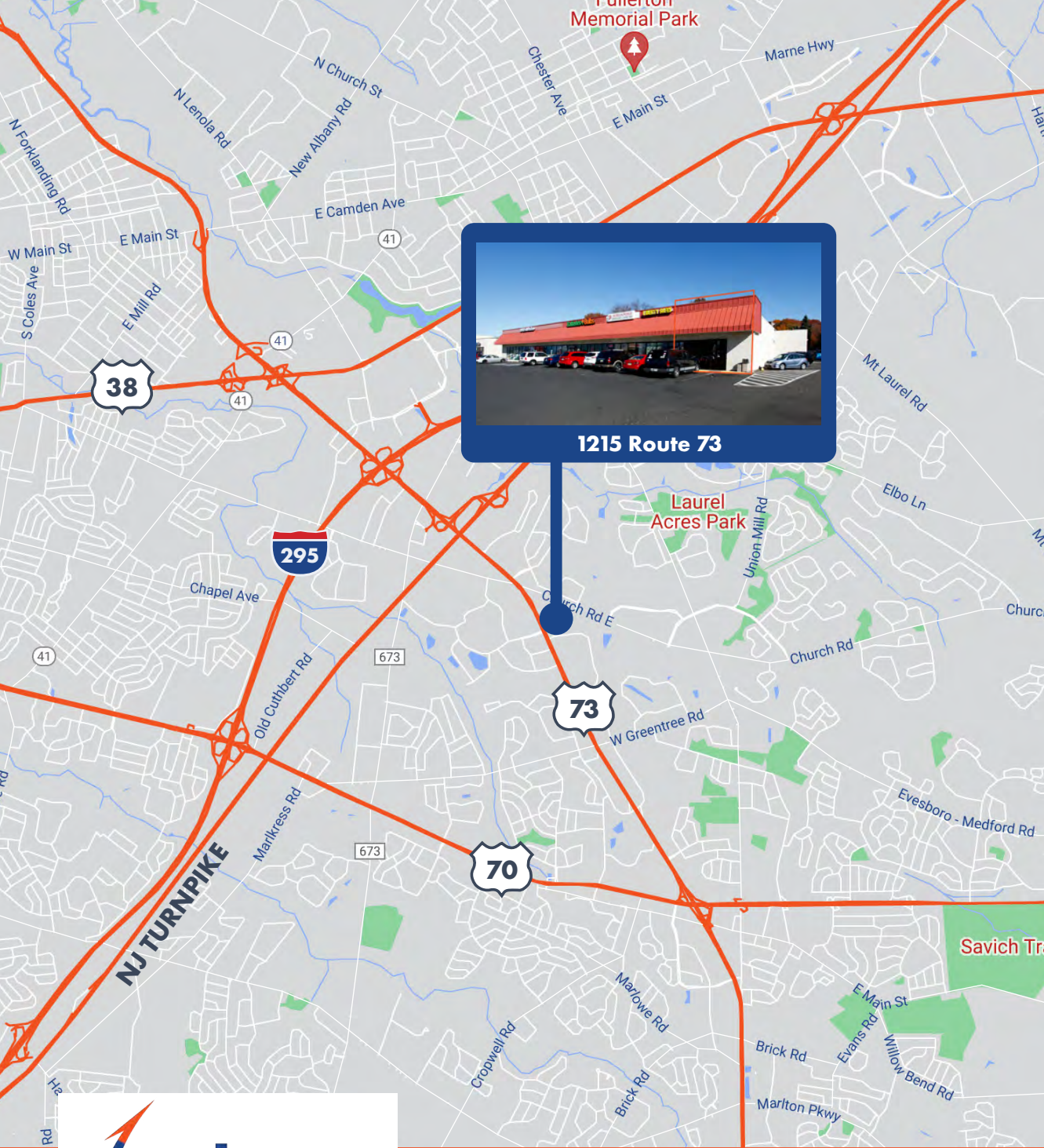
- 1 MILE (Green dashed line)
- 3 MILE (Blue dashed line)
- 5 MILE (Orange dashed line)



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**1215 Route 73**

# NEARBY AMENITIES

## DINING

- Applebee's Grill + Bar
- Bistro DiMarino
- Chili's Grill & Bar
- Cracker Barrel Old Country Store
- Greentree Square
  - Allora
  - Chipotle Mexican Grill
  - Domenico's Italian Ristorante
  - Jersey Mike's Subs
  - King's Palace Chinese
  - Saladworks
  - TGI Fridays
- The Honey Baked Ham Company
- McDonald's
- Naf Naf Grill
- On The Boarder Mexican Grill & Bar
- Ramblewood Shopping Center
  - Cocina Azteca
  - Dunkin'
  - Jin Cheng
  - Ristorante Al Fresco
- Smoothie King
- Wawa
- Wendy's

## RETAIL

- AAA Marlton Car Care Insurance Travel Center
- BMW Of Mt. Laurel
- Cycle Smart NJ
- Holman Cadillac
- Holman Toyota
- Ideal Tile of Mt. Laurel
- LA Fitness
- Lexus Of Cherry Hill
- Marine Shopping Center
  - Batteries Plus Bulbs
- C&S Kitchen & Bath
- FedEx Office Print & Ship Center
- Verizon
- West Marine
- MINI of Mt. Laurel
- Ramblewood Shopping Center
  - Mt. Laurel Nails and Spa
  - Rising Sons Tattoo Mt. Laurel
- Whole Foods Market



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