Vantage commercial

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www.VantageRES.com
1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

NEIGHBORHOOD RETAIL FOR LEASE

4102-4104 MAPLE AVENUE

PENNSAUKEN, NJ 08109

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Director of Healthcare Services
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OFFERING SUMMARY

SIZE AVAILABLE
+/- 950 SF

ASKING LEASE RATE
$1,000/month + utilities
modified gross lease

PARKING
Street

SIGNAGE
Building

AREA HIGHLIGHTS

- Space was last used a hair salon, no fixtures in place but utilities are accessibly. Either opportunity could be used for a service user, neighborhood commercial retail or a small office
- Both spaces occupy the entire first floor of the buildings they are in. Walking distance from Save-A-Lot and Modern Liquors. Surrounded by dense residential
- Direct access from Route 130 as well as bust stop steps away from the location. 15 minutes from Philadelphia and all area bridges

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	68,408	500,666	2,063,859
2028 POPULATION PROJECTION	69,688	509,571	2,078,868

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	22,959	191,391	806,331
2028 HOUSEHOLD PROJECTION	23,439	194,919	812,340

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	$79,386	$90,189	$82,137
MEDIAN HOUSEHOLD INCOME	$61,261	$62,508	$56,023

TRAFFIC COUNT	46,333 VPD

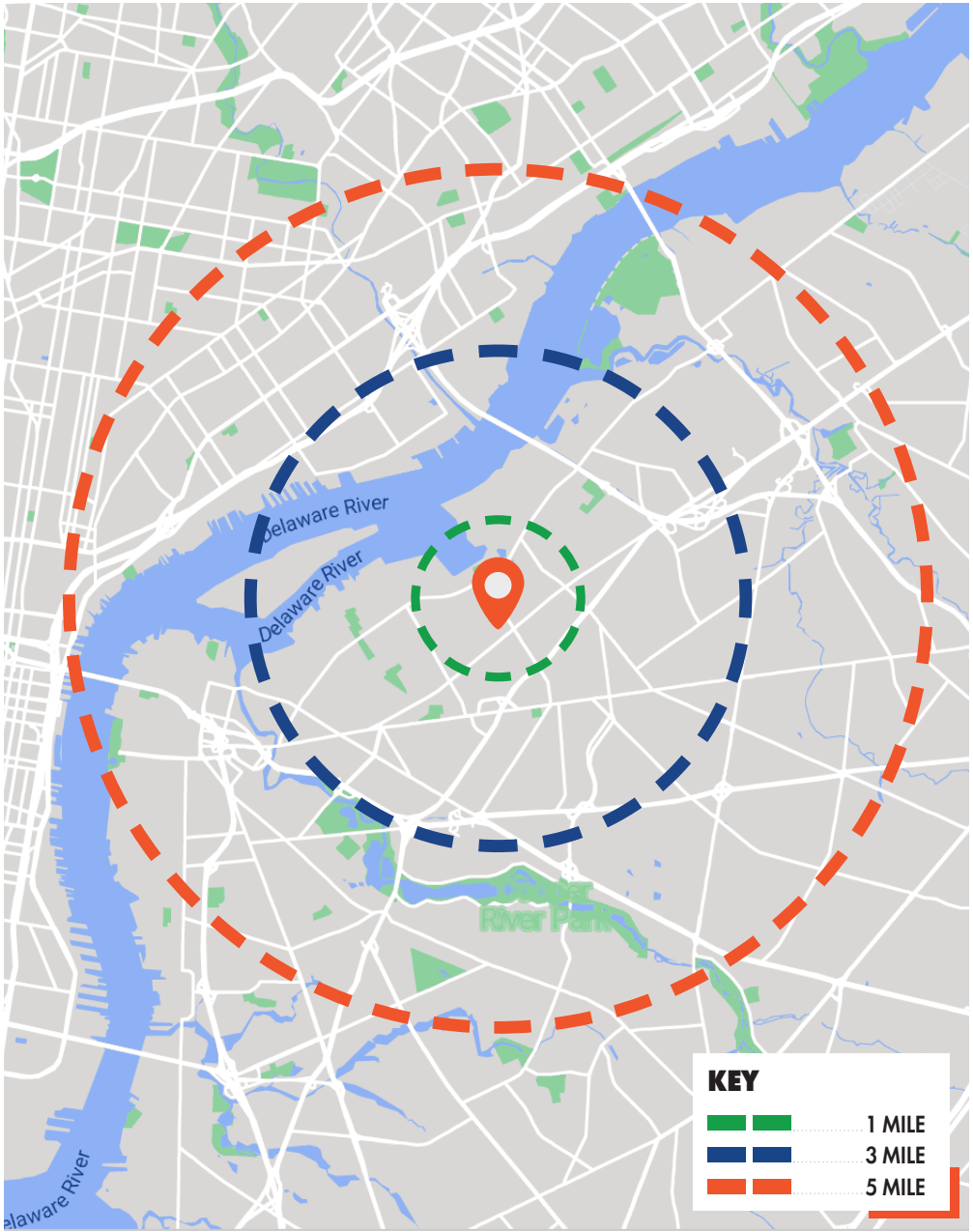
KEY DISTANCES

ROUTE 38
2.8 MILES

PHILADELPHIA
6.5 MILES

I-295
8.2 MILES

NJ TURNPIKE
9.3 MILES



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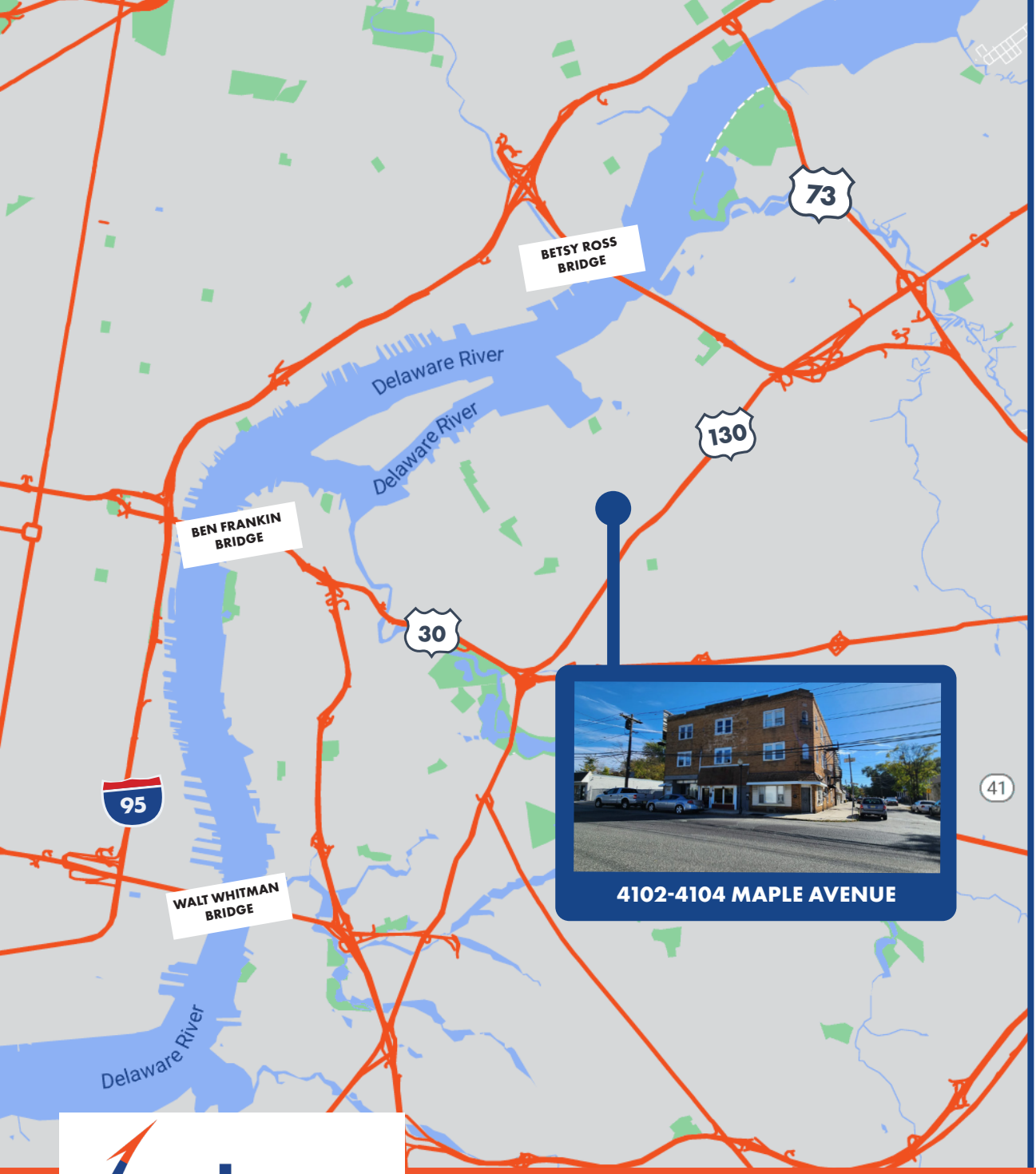

NEARBY AMENITIES

RETAIL

- ALDI
- AMC
- Angels Automotive Center
- At Home
- Cherry Hill Mall
- City Select Auto Sales
- Costco
- Double Tree by Hilton
- Family Dollar
- Harbor Freight Tools
- Merchantville Country Club
- Pinsetter Bar & Bowl
- Target
- Total Wine & More
- Trader Joes
- Walgreens
- Walmart
- Wegmans

DINING

- 45th Street Pub
- Blue Monkey Tavern
- Dairy Queen
- Eclipse Brewing
- Family Dollar
- Olive Garden
- Panda Express
- Popeyes

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