

## CROSSROADS PLAZA GLA: ±88,710 SF

LUMBERTON, NJ 08036

BURLINGTON COUNTY

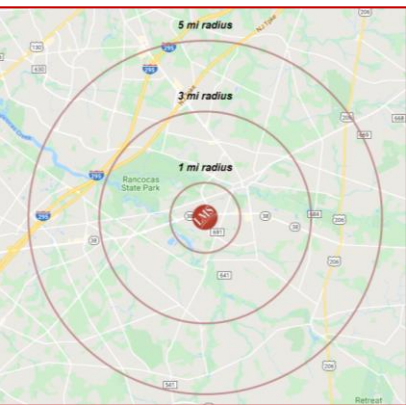
1520 NEW JERSEY 38 | LUMBERTON



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	4,681	39,247	82,078
Avg. HH Income:	\$101,740	\$113,931	\$114,140
Daytime Population:	6,448	20,781	37,064

### SPACE AVAILABLE:

- ± 4,988 SF (SUITE 1)
- ± 1,575 SF (SUITE 9)



Traffic Count Route 38: 30,363 vehicles per day  
 Traffic Count Mt Holly Bypass: 11,502 vehicles per day

- Strategically positioned at the intersection of SR 38 & Mt Holly Bypass with approximately 41,865 vehicles per day
- Anchored by a high volume Shop Rite, Lowe's and supported by tenants such as Wawa, T-Mobile & Hand & Stone Massage
- Located less than 2 miles from Virtua Memorial Hospital



Zoned: B-2 (Highway Business)



CROSSROADS PLAZA | LUMBERTON, NJ  
FOR LEASE

Subject To Change

1	Available	4,988 SF
2	Bee Nails & Spa	1,800 SF
3	Hand & Stone Massage	2,160 SF
4	Lumberton Cleaners	1,200 SF
5	Best Cuts	1,400 SF
6	ShopRite	70,818 SF
7	T Mobile	1,919 SF
8	GameStop	1,500 SF
9	Available	1,575 SF
10	Saladworks	2,800 SF
11	Wells Fargo	3,750 SF
12	Wawa	5,740 SF
U-13	Lowé's	115,000 SF



For additional information, please contact:

Arlene Gray  
717.723.4489

[agray@lms-pma.com](mailto:agray@lms-pma.com)

Kristi Pennington  
717.569.9373

[kpennington@lms-pma.com](mailto:kpennington@lms-pma.com)

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