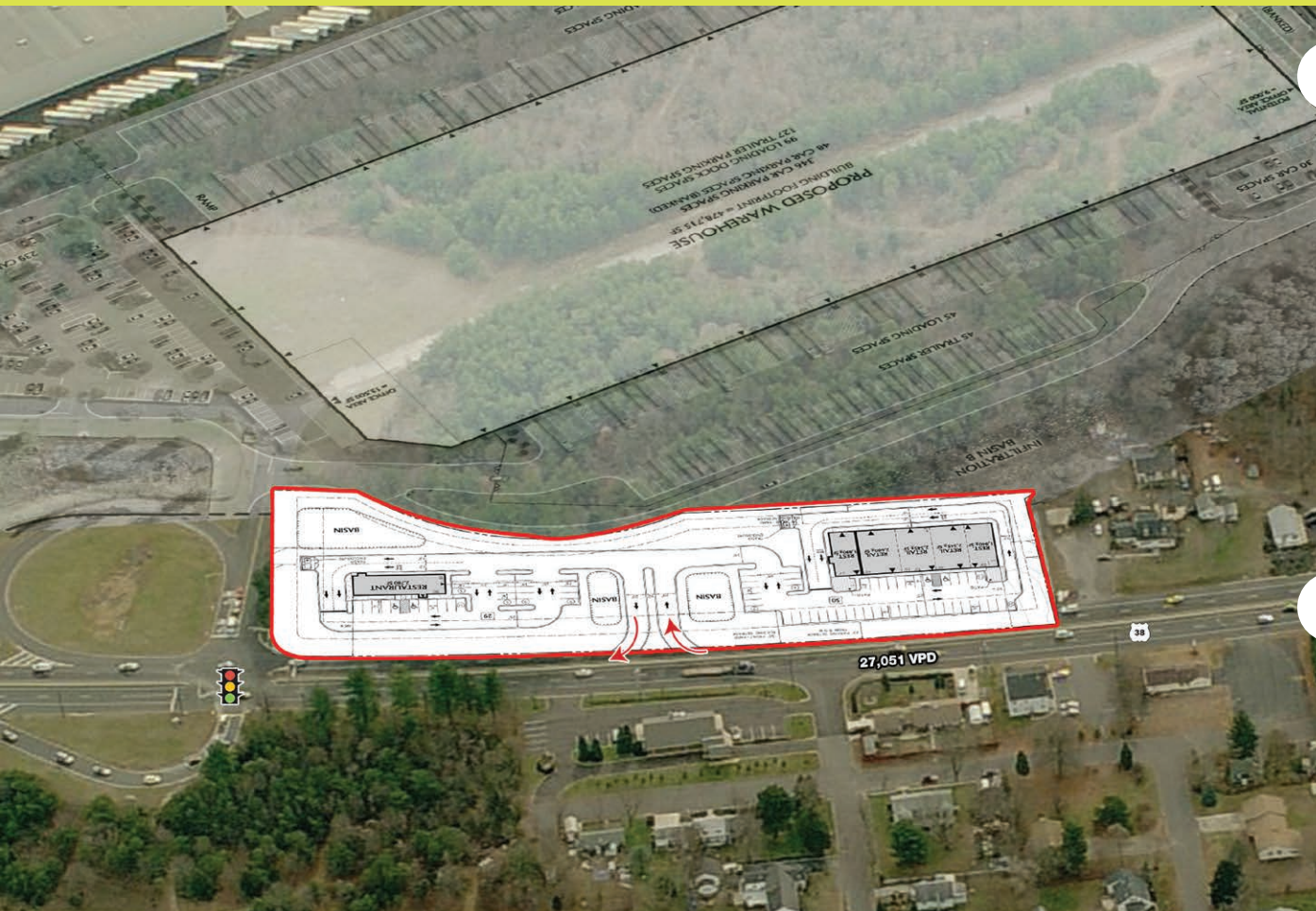


# ROUTE 38 & LAWRENCE BOULEVARD

HAINESPORT, NJ

±1,000 - 11,200 SF OR ±3.45 ACRES AVAILABLE FOR LEASE OR SALE



## property highlights.

- For Lease or Sale!
- Pad sites or inline space available
- Great visibility along busy Route 38
- Multiple layout configurations
- Affluent consumer base with average household income over \$115,000
- Area Retailers include ShopRite, Lowes, Starbucks, Dunkin, Verizon and more!



## stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,315	39,668	91,613
EST. HOUSEHOLDS	1,259	14,576	34,635
EST. AVG. HH INCOME	\$101,584	\$115,422	\$117,225

ROUTE 38 TRAFFIC COUNT: 27,051 VPD \*ESRI 2020



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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get in touch.

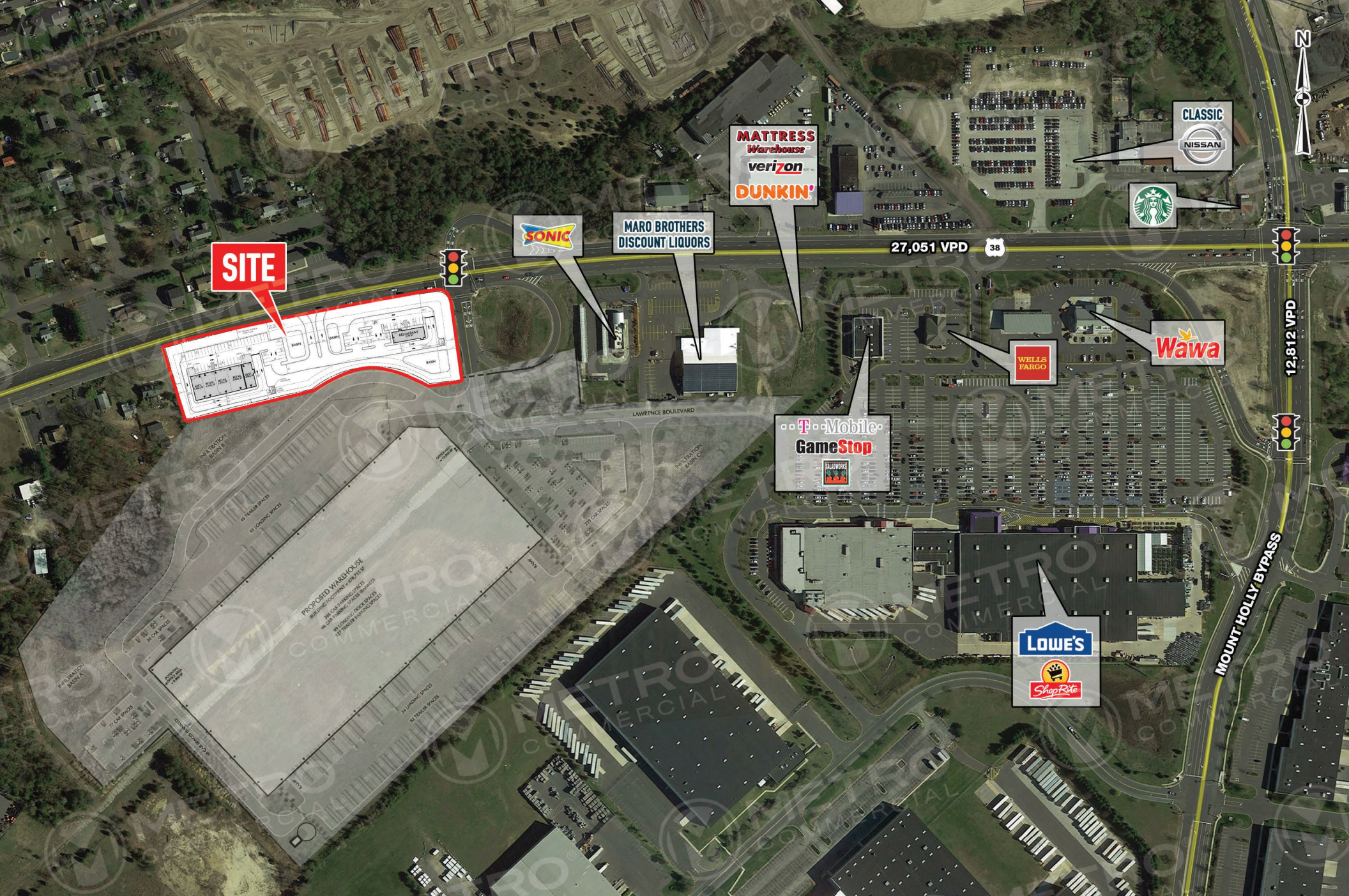
**MAX SILVER**

office 610.825.5222

direct 610.260.2672

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ROUTE 38 & LAWRENCE BOULEVARD  
HAINESPORT, NJ





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## ROUTE 38 & LAWRENCE BOULEVARD HAINESPORT, NJ



ROUTE 38

25' PARKING SETBACK FROM R.O.W.

50' FRONT-YARD BUILDING SETBACK

20' REAR-YARD PARKING SETBACK

25' REAR-YARD BUILDING SETBACK

TRASH ENCLOSURE

RESTAURANT 2,780 SF

BASIN

BASIN

BANK 4,900 SF

25' PARKING SETBACK FROM R.O.W.

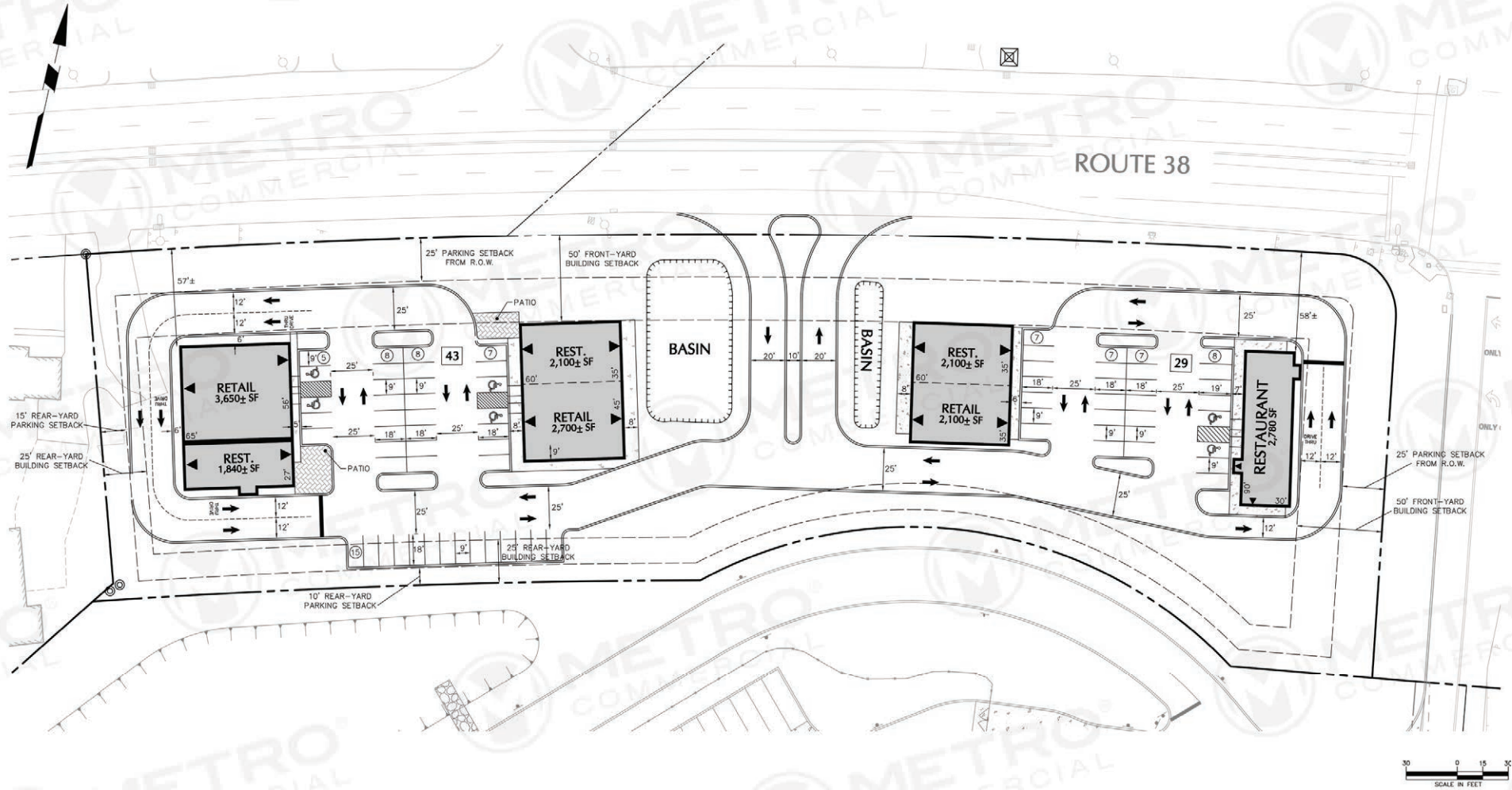
50' FRONT-YARD BUILDING SETBACK

SCALE: 1" = 30'

## ROUTE 38 & LAWRENCE BOULEVARD HAINESPORT, NJ



## CONCEPT 2

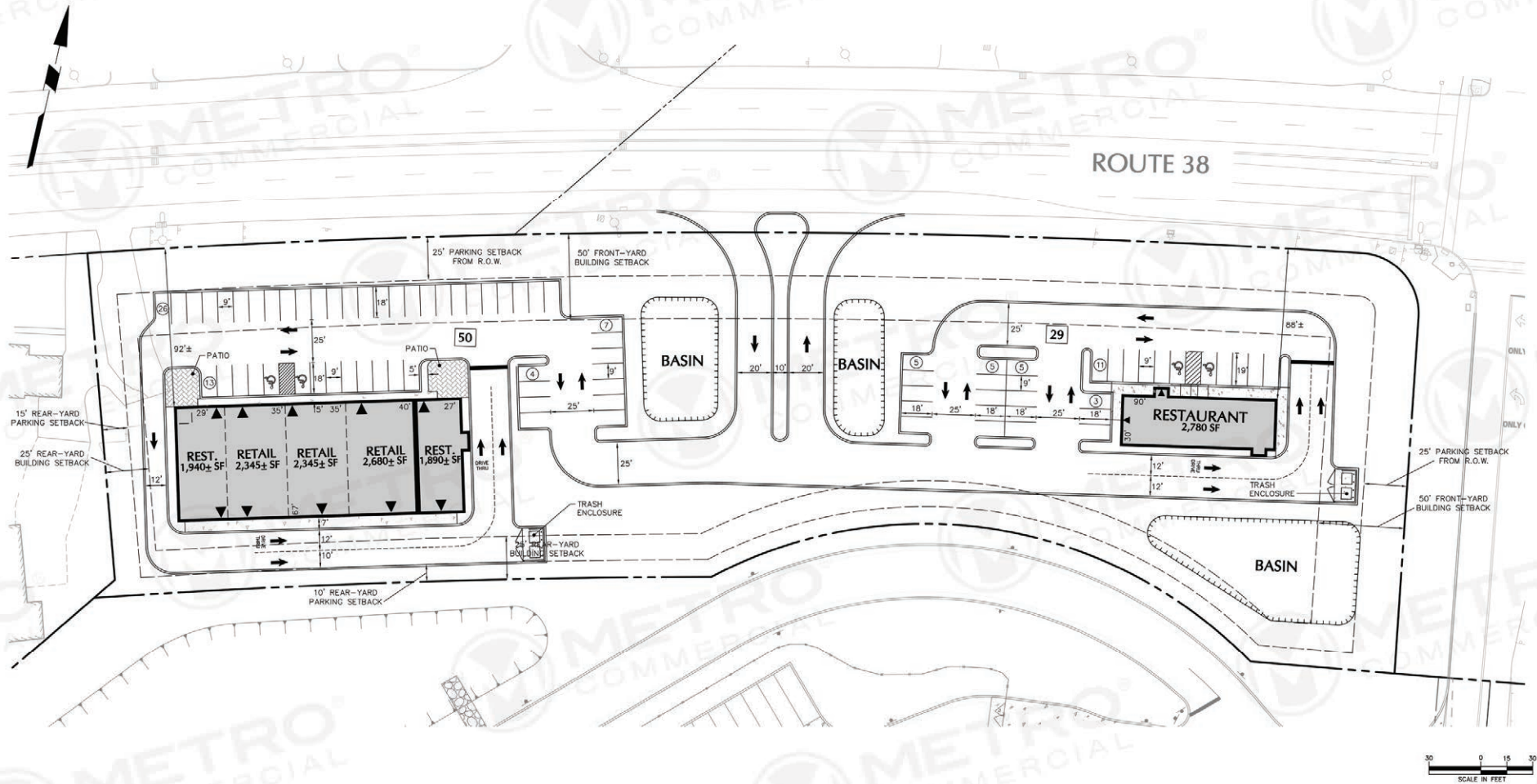


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**ROUTE 38 & LAWRENCE BOULEVARD**  
**HAINESPORT, NJ**



# CONCEPT 3



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**ROUTE 38 & LAWRENCE BOULEVARD**  
**HAINESPORT, NJ**