

# RETAIL SPACE AVAILABLE

470 ROUTE 38 ■ MAPLE SHADE ■ NJ



## Contact Us

Jason M. Wolf  
Principal

D 856 857 6301  
[jason.wolf@wolfcre.com](mailto:jason.wolf@wolfcre.com)

Leor R. Hemo  
Executive Vice President

D 856 857 6302  
[leor.hemo@wolfcre.com](mailto:leor.hemo@wolfcre.com)

### Building Features

Location	470 Route 38 Maple Shade, NJ
Size/SF Available	1,020 sf - 3,960 Retail Unit 1,468 sf - Storage-Vacant } <b>5,428 sf</b>
Asking Lease Price Asking Sale Price	\$12.50/sf NNN Call for information
Parking	Ample parking
Occupancy	Available for immediate occupancy
Signage	Pylon and building signage available
Area Description	Located on Route 38 at the intersection of Rudderow Avenue within close proximity to Philadelphia via Ben Franklin Bridge. The immediate area is improved by residential neighborhoods, commercial entities, hotels, shopping centers, gas stations, restaurants and office buildings.
Property Description	Zoned Business Development (BD). Property comprises of 5,428 square feet of Retail & Warehouse space situated on +/- .57 Acres.

Follow Us :

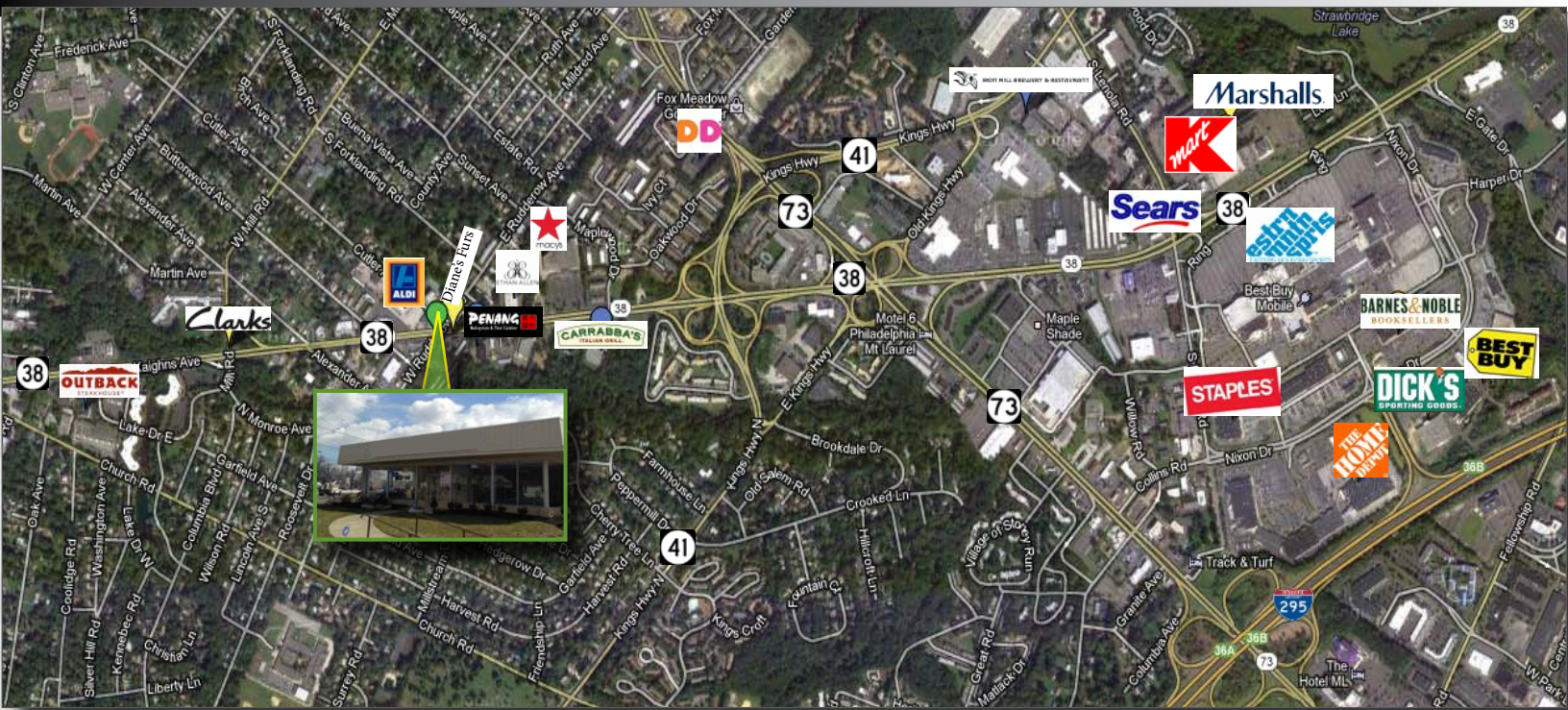


Wolf Commercial Real Estate, LLC

8001 Lincoln Drive West | Suite D | Marlton | New Jersey 08053

P 856 857 6300 | F 856 283 3950

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



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	15,561	81,269	245,367
Household	6,716	32,499	94,218
Median HH Income	\$61,731	\$67,576	\$69,518
Avg HH Income	\$78,019	\$86,240	\$90,497
Traffic Count	47,104 ADV (Rt 38 & Alexander Ave)		

## CONTACT Us

Jason M. Wolf, Principal  
 D 856 857 6301  
[jason.wolf@wolfcre.com](mailto:jason.wolf@wolfcre.com)

Leor R. Hemo, Executive Vice President  
 D 856 857 6302  
[leor.hemo@wolfcre.com](mailto:leor.hemo@wolfcre.com)

Follow Us :   



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.