



**CONSIGNMENT FURNITURE  
GALLERY**

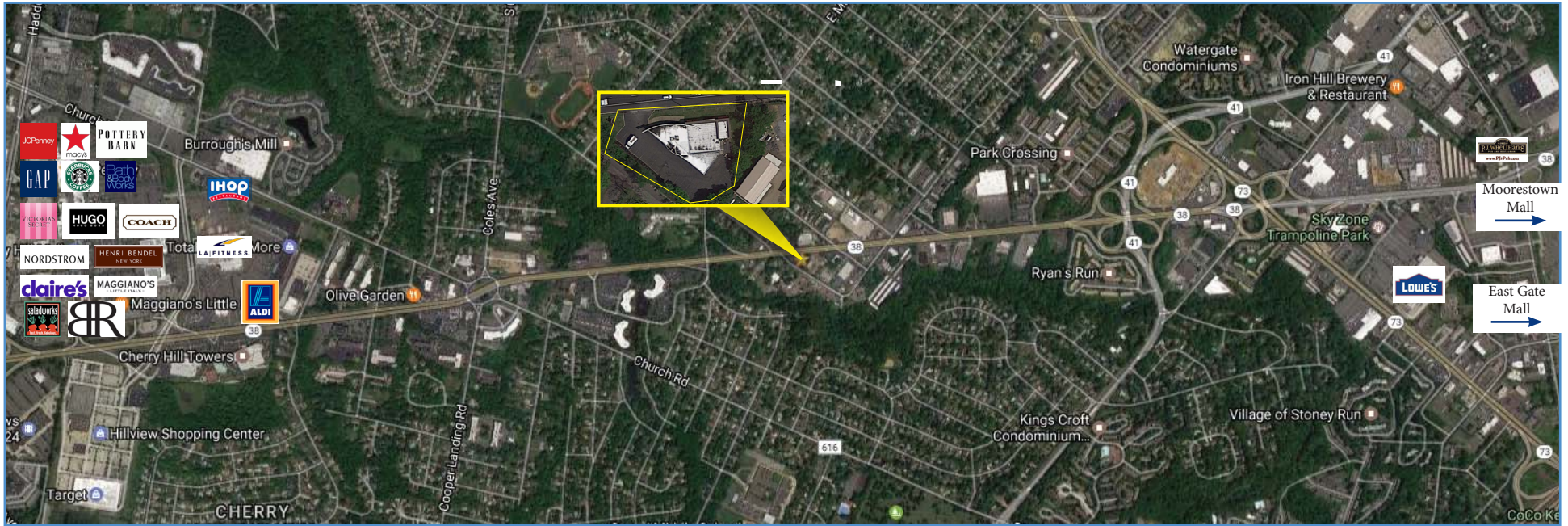
**454 ROUTE 38 EAST | MAPLE SHADE | NJ**

**Wolf Commercial Real Estate**

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## Property/Area Description

<b>Location</b>	454 Route 38 East Maple Shade, NJ
<b>Size/SF Available</b>	+/- 6,500 SF
<b>Asking Sale Price</b>	\$635,000
<b>Zoning</b>	Commercial
<b>Route 38 Frontage</b>	+/- 280 Feet
<b>Roof</b>	3 years old with 10 year guarantee
<b>Parking</b>	Ample parking in rear of building
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Freestanding pylon and storefront façade signage available

## Property/Area Description

- ▶ Outstanding retail building for sale
- ▶ Ideal for showroom and other retail uses
- ▶ Large, open spaced floor plan with high ceilings, easily customizable
- ▶ This uniquely designed building offers an extremely versatile opportunity for multiple retail possibilities
- ▶ Property located directly on highly visible Route 38, situated in a rapidly redeveloping area between the Cherry Hill & Moorestown Malls
- ▶ Easy access to major thoroughfares including the NJ Turnpike, I-295, Route 73 and all area bridges to Pennsylvania

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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	16,443	83,129	251,000
Household	6,755	33,353	96,293
Median HH Income	\$72,119	\$74,809	\$76,399
Avg HH Income	\$85,209	\$92,374	\$99,029
Traffic Count	57,164 ADT (Route 38 & W Rudderow Ave)		

## Contact Us

Ryan J. Barikian  
Senior Associate  
856 857 6307

[ryan.barikian@wolfcre.com](mailto:ryan.barikian@wolfcre.com)

Christopher R. Henderson  
Vice President  
856 857 6337

[chris.henderson@wolfcre.com](mailto:chris.henderson@wolfcre.com)

Jason M. Wolf  
Managing Principal  
856 857 6301

[jason.wolf@wolfcre.com](mailto:jason.wolf@wolfcre.com)

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