



1710 ROUTE 38 | MOUNT HOLLY, NJ



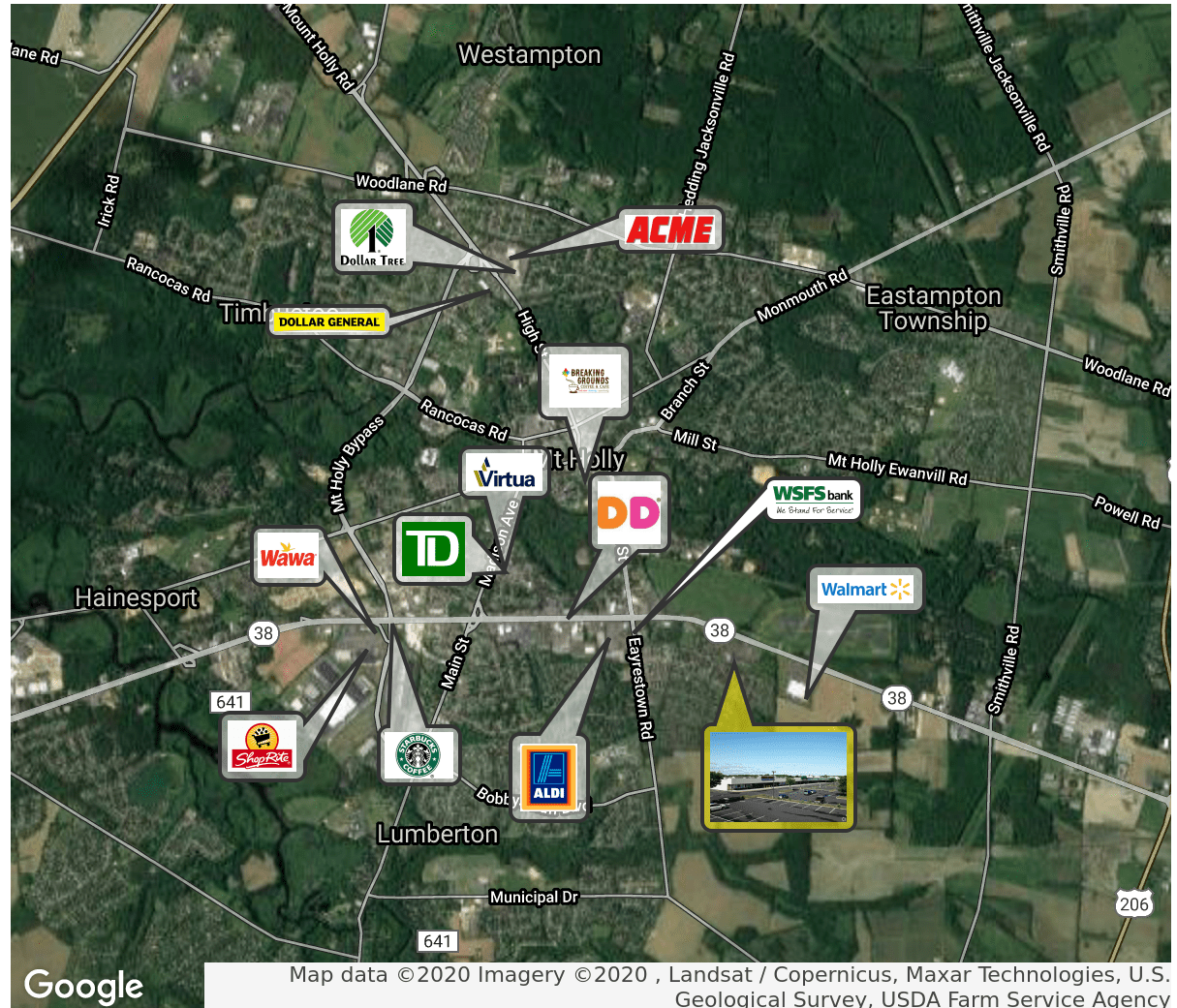
## PROPERTY DESCRIPTION

<b>Location</b>	1710 Route 38 Mount Holly, NJ 08060
<b>Size / SF Available</b>	1,200-16,915 SF
<b>Lease Price</b>	\$14.00/SF NNN
<b>Occupancy</b>	Available for immediate occupancy
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Store Signage and Monument signage available on Route 38</li> <li>• Ample Parking</li> <li>• Evergreen Plaza is located in the fastest growing county in New Jersey</li> <li>• Property sits directly on Route 38 in Mount Holly 30 minute drive from Philadelphia and 15 miles from McGuire Air Force Base</li> <li>• Space delivered as Vanilla Box with HVAC and plumbing</li> <li>• Up to 110,000 s/f of new retail or office space and up to 10,000 s/f for retail pad</li> <li>• Space is divisible</li> </ul>

## Contact Us

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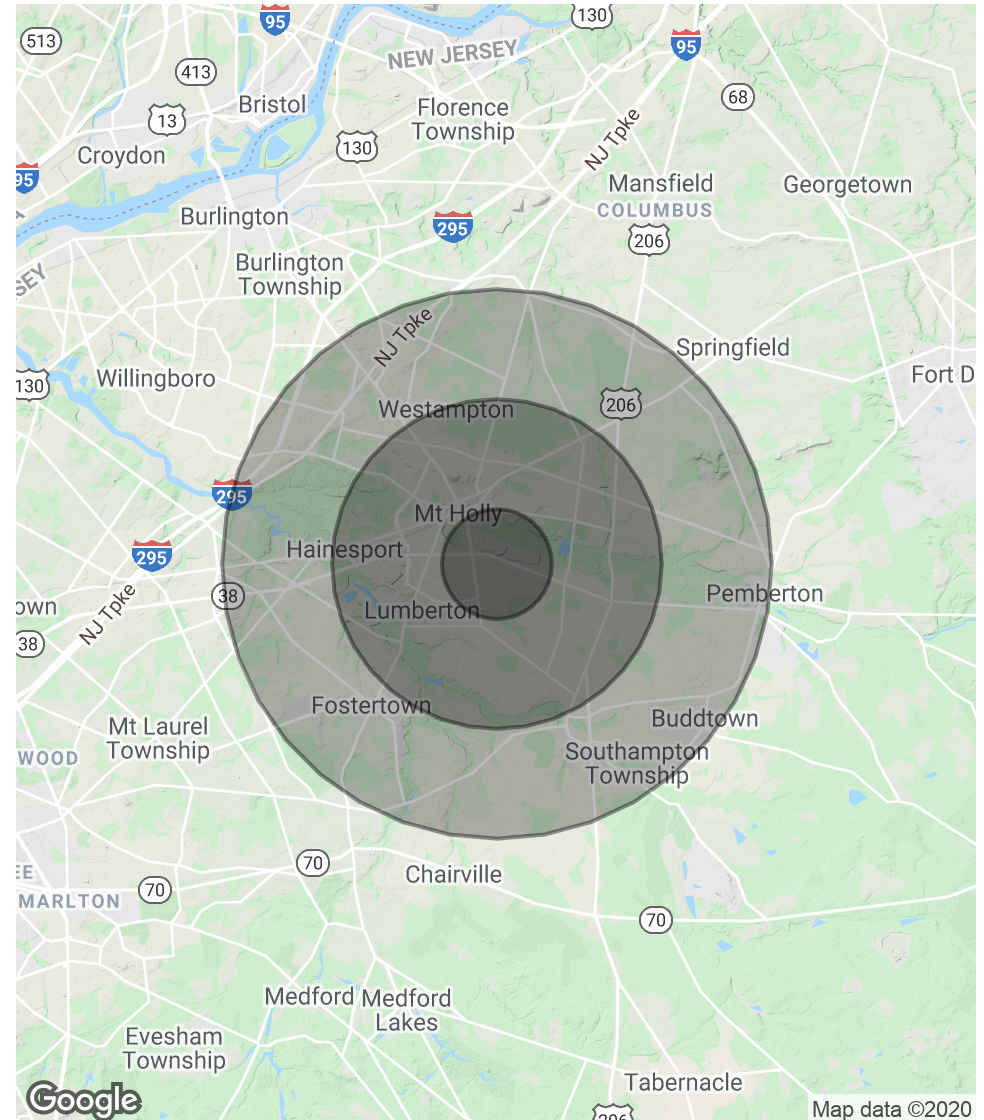
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,343	36,713	56,994
Average age	36.7	37.2	37.8
Average age (Male)	35.4	36.6	37.1
Average age (Female)	38.4	38.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,028	13,748	20,773
# of persons per HH	2.6	2.7	2.7
Average HH income	\$70,911	\$79,178	\$88,428
Average house value	\$280,281	\$276,061	\$299,661

\* Demographic data derived from 2010 US Census



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