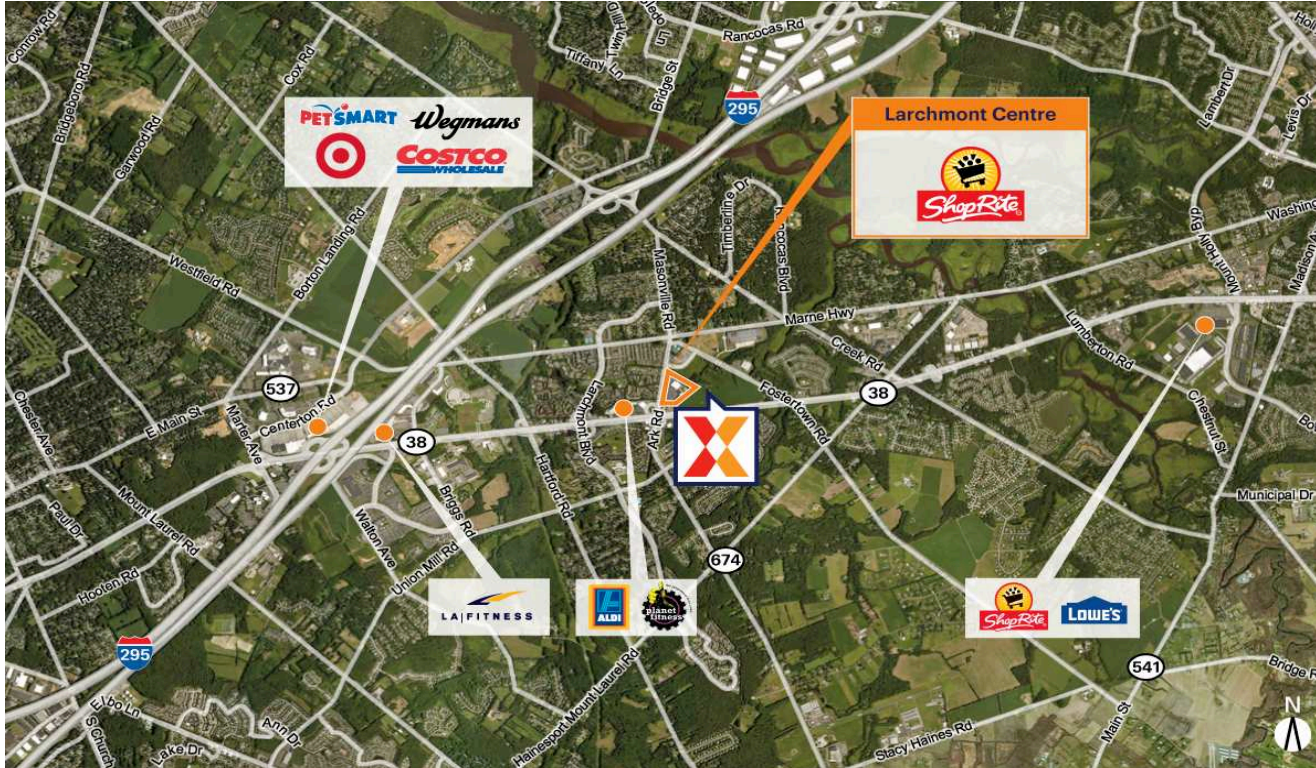


Larchmont Centre

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

39.9735, -74.87

127 Ark Road | Mount Laurel, NJ 08054



Center Size: 103,787 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,819	40,230	137,056
	5,935	16,303	52,131
	\$104,878	\$144,327	\$133,368

Anchored by 55K Sq Ft ShopRite, South Jersey's dominant grocery chain

Highly affluent and educated trade area with an average household income of \$165K+ and 55% of residents holding a college degree within a 3-mile radius

Strong daytime population of 49K+ within 3 miles

High visibility from the intersection of Rte 38 with 38K+ vehicles daily & Ark Rd with 13K+, close proximity to I-295 & the NJ Turnpike (Kalibrate 2018, 2022)

Less than two miles from Rowan Burlington County College with a student enrollment of 7K+

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Available Space

15	1,600 SF
19	2,000 SF

Pad Opportunities

36 Pad	3,657 SF/0.1
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Current Retailers

N.A.P.	McDonald's	0 SF
N.A.P.1	Chase	0 SF
N.A.P.2	7-Eleven (GAS)	0 SF
01	Allergy & Asthma Care, P.A.	1,500 SF
02 & 03	Peking Wok	2,800 SF
04	Paddock Nine	1,900 SF
05	Domino's Pizza	1,900 SF
06 & 07	Wasabi Japanese's Cuisine	3,800 SF
08	bb.q Chicken	1,600 SF
09	StretchLab	1,600 SF
10	Mathnasium	1,600 SF
11	Sport Clips	1,600 SF
12	Peachwave Yogurt	1,600 SF
13	Glamour Nails	1,600 SF
14	Francesca's Pizza, Pasta & Grill	1,600 SF
16	Dinoto Karate Center	2,520 SF
17	Mainstream Dance Academy	2,910 SF
18	Painting with a Twist	2,000 SF
20	Dar-Art	2,000 SF
21 & 22	Full House Pets	4,090 SF
23	Star Physical Therapy	4,800 SF
24	ShopRite	55,110 SF

1738