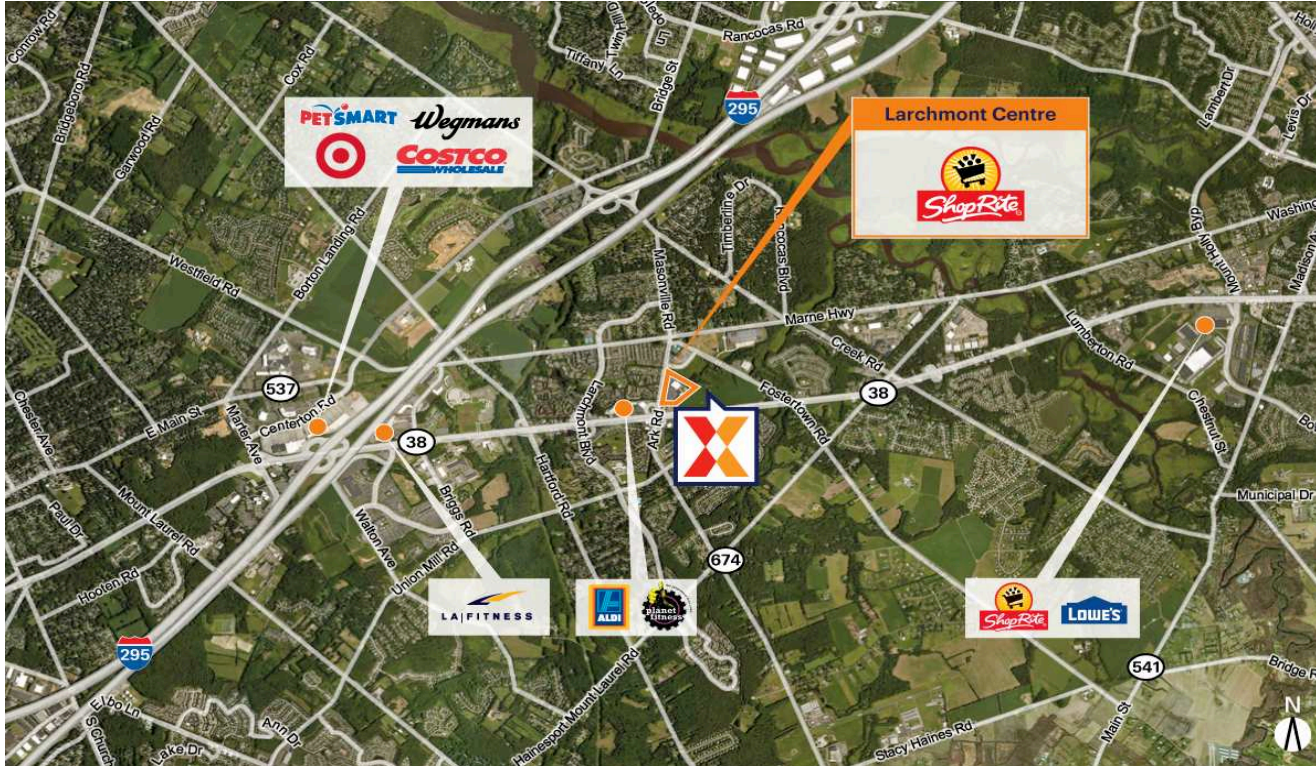


Larchmont Centre

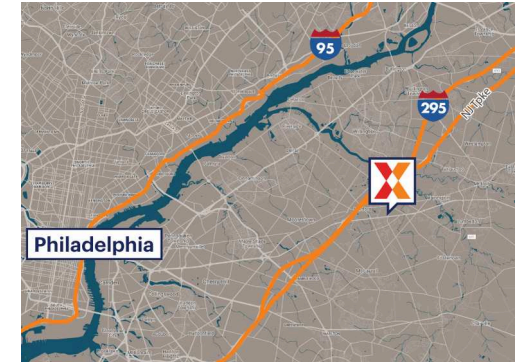
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

39.9735, -74.87

127 Ark Road | Mount Laurel, NJ 08054



Center Size: 103,787 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,719	41,113	139,822
	5,917	16,673	53,203
	\$127,481	\$165,528	\$155,704

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+

Larchmont Centre

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Pad Opportunities

36 Pad

3,657 SF/0.1

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
15	Active Personal Training	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
19	Local Infusion	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