



**FOR
LEASE**

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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



RUNNEMEDE PLAZA

835 EAST CLEMENTS BRIDGE ROAD, RUNNEMEDE, NJ 08078



OFFERING SUMMARY

Asking Sale Rate: \$10-12/ SF NNN

SF Available:

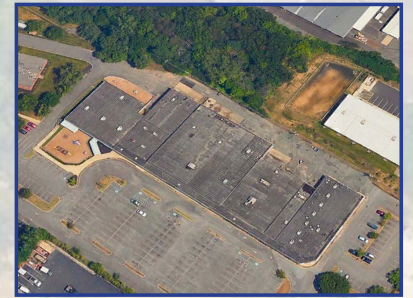
Unit 7: +/- 8,950 SF

Unit 10: +/- 5,770 SF

Unit 11: +/- 2,800 SF

Zoning: RCS Retail & Commercial Services

Parking: +/- 190 Spaces



PROPERTY HIGHLIGHTS

- + High-traffic neighborhood shopping center with established long-term tenants
- + Join a strong tenant mix including Kiddie Academy, Name Your Sport, NJ MVC, Carosello Pizza & Pasta, Allstate Insurance, A&Q Laundromat, and a convenience store
- + Excellent visibility with prominent road signage, a modern facade, and abundant onsite parking
- + Strategically located on heavily traveled Clements Bridge Road (Route 41), offering easy access to the NJ Turnpike, I-295, and the Atlantic City Expressway
- + Surrounded by dense residential communities providing a built-in customer base & consistent walk-in traffic



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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	13,905	96,522	281,033
PROJECTED 2029	13,746	96,195	281,949

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	5,759	39,090	113,174
PROJECTED 2029	5,681	38,954	113,514

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$93,535	\$110,793	\$105,652
MEDIAN INCOME	\$83,333	\$89,587	\$82,674



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KEY DISTANCES



- ROUTE 30** 2 MILES
- I-295** 2.5 MILES
- NJ TURNPIKE** 2.8 MILES
- ROUTE 42** 3.2 MILES
- ROUTE 55** 4.3 MILES



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NJ TURNPIKE



NEARBY AMENITIES

DINING

- BURGER KING
- CARMENS DELI
- CLUB DINER
- DOMINICS TAVERN
- DUNKIN
- IRISH HILL TAVERN
- KID RIPS TAP & TAVERN
- PHILY DINER & SPORT BAR
- PRIMO HOAGIES
- SMASH BROS
- THE WATER ICE FACTORY

RETAIL/GROCERY

- ADVANCE AUTO PARTS
- ALDI
- AUTO ZONE
- COOPER HEALTHCARE
- DAYS INN
- DOLLAR TREE
- HOME DEPOT
- LOWES
- MODERN FURNITURE
- PRODUCE JUNCTION
- RITE AID
- SHOPRITE
- WALGREENS
- WALMART
- WAWA



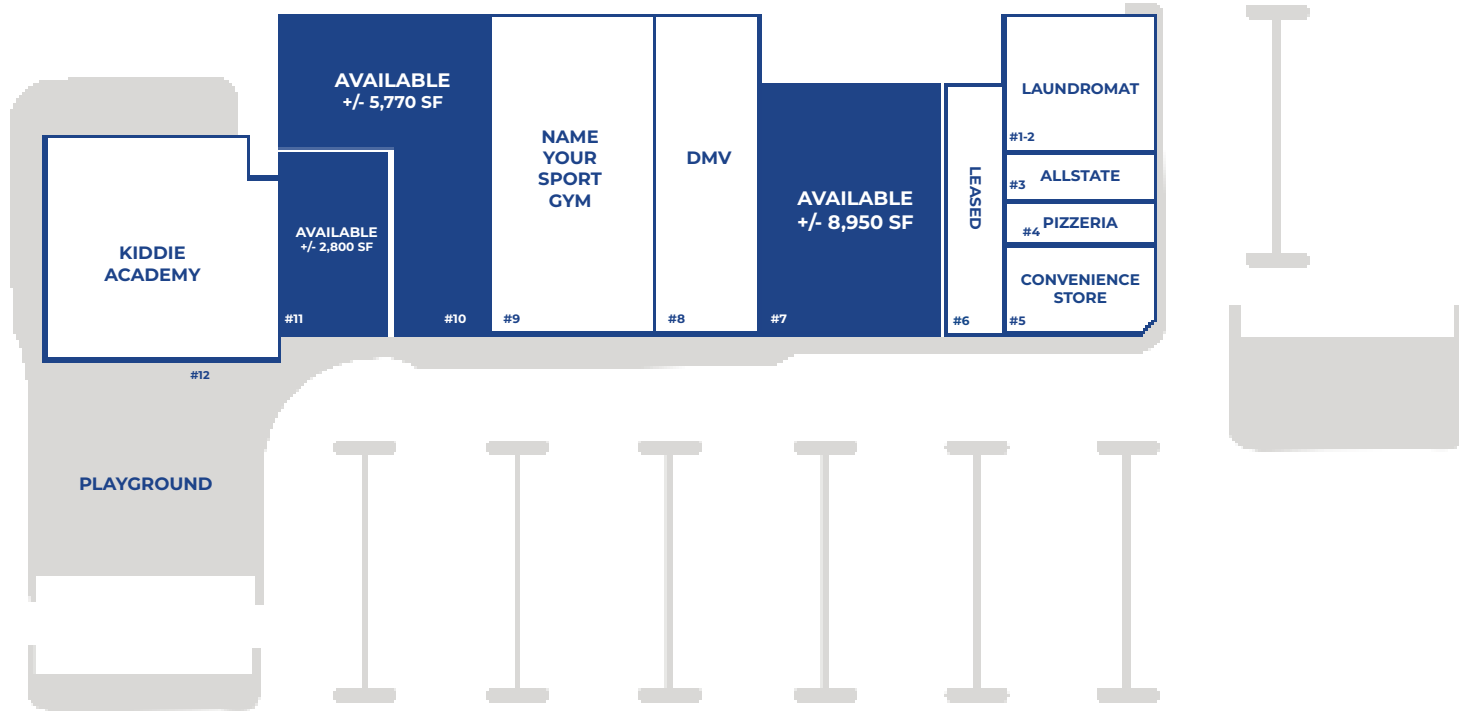
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SITE PLAN



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