

INDEPENDENCE PLAZA

1559-1561 ROUTE 38 | LUMBERTON, NJ

STABILIZED RETAIL INVESTMENT OPPORTUNITY





INDEPENDENCE PLAZA

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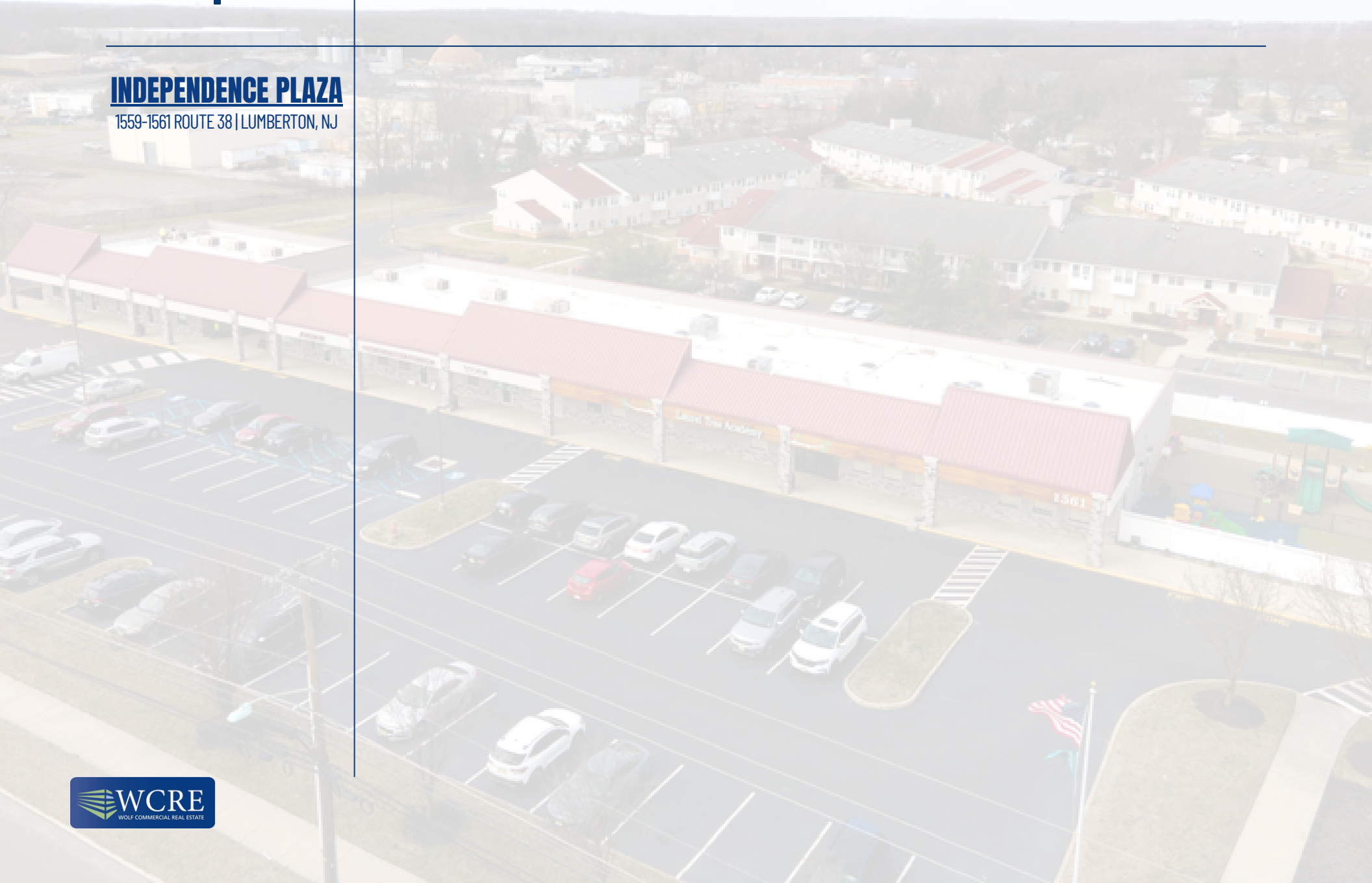
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EXECUTIVE SUMMARY

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OFFERING SUMMARY



Wolf Commercial Real Estate (WCRE | CORFAC International) is pleased to present Independence Plaza, a well-positioned, service-oriented neighborhood retail center located along the highly trafficked Route 38 corridor in Lumberton, New Jersey. This established asset offers a stable, diversified income stream supported by a strong mix of essential, community-based tenants, making it a compelling investment opportunity within the South Jersey market.

The property is comprised of five tenants, featuring a balanced mix of childcare, medical, experiential, and service-oriented users that generate consistent daily traffic and reinforce long-term occupancy stability. The center benefits from a history of strong tenant retention, with several occupants maintaining long-term tenancies, further enhancing the reliability of the income stream. This service-driven tenancy reduces exposure to e-commerce disruption and positions the asset as a necessity-based retail destination within the community.

Independence Plaza generates a Net Operating Income (NOI) of \$298,562.00, supported by annual income of \$423,904.00 and stabilized operating expenses. The asset presents a durable investment profile with consistent cash flow and the potential for continued performance driven by its established tenancy and strategic location.

Positioned with excellent visibility and accessibility along Route 38, the property benefits from strong regional connectivity, high traffic counts, and proximity to a dense residential base. Independence Plaza represents an attractive opportunity to acquire a stabilized, income-producing retail center anchored by essential-use tenants in a proven corridor.

INVESTMENT HIGHLIGHTS

INDEPENDENCE PLAZA

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PRICE **Call for Info**

RENTABLE SF **18,210 SF**

NET OPERATING INCOME (2025 Actual) **\$279,939.33**

NET OPERATING INCOME (2026 Pro-Forma) **\$298,562.38**



Fully leased service-based neighborhood center



Anchored by national healthcare tenant



Long-term tenancy and proven occupancy history



Situated in affluent suburban trade area with strong demographics



Needs-based tenant mix driving daily traffic



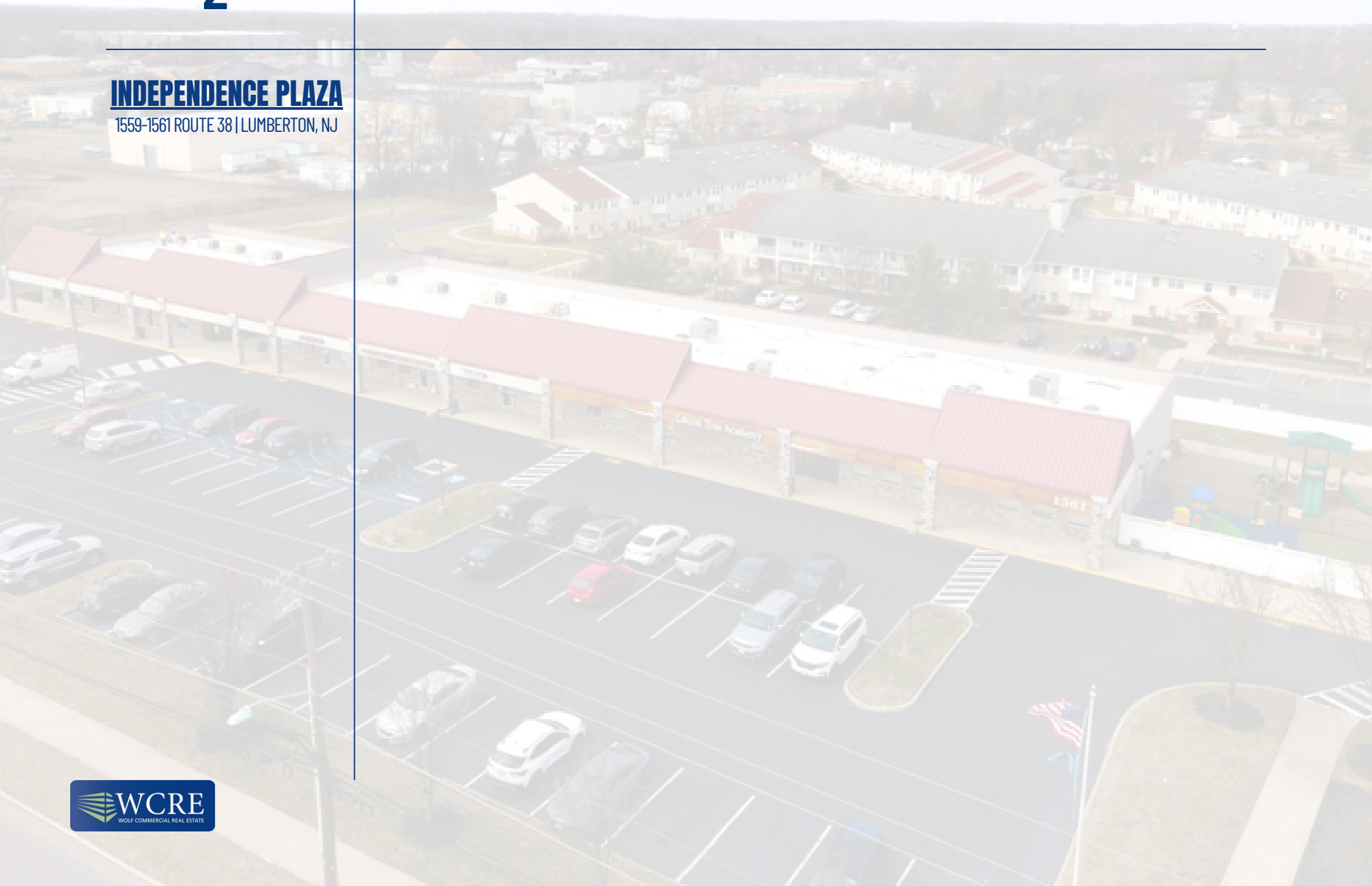
Consistent cash flow from service-based tenants and limited turnover



Strategic positioning along Route 38 corridor

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PROPERTY OVERVIEW

BUILDING CLASS	Retail Service Center
RENTABLE BUILDING AREA	18,210 SF
NUMBER OF STORIES	1
YEAR BUILT	1997
NUMBER OF TENANTS	5
BUILDING OCCUPANCY	100%
LOT SIZE	2.32 acres

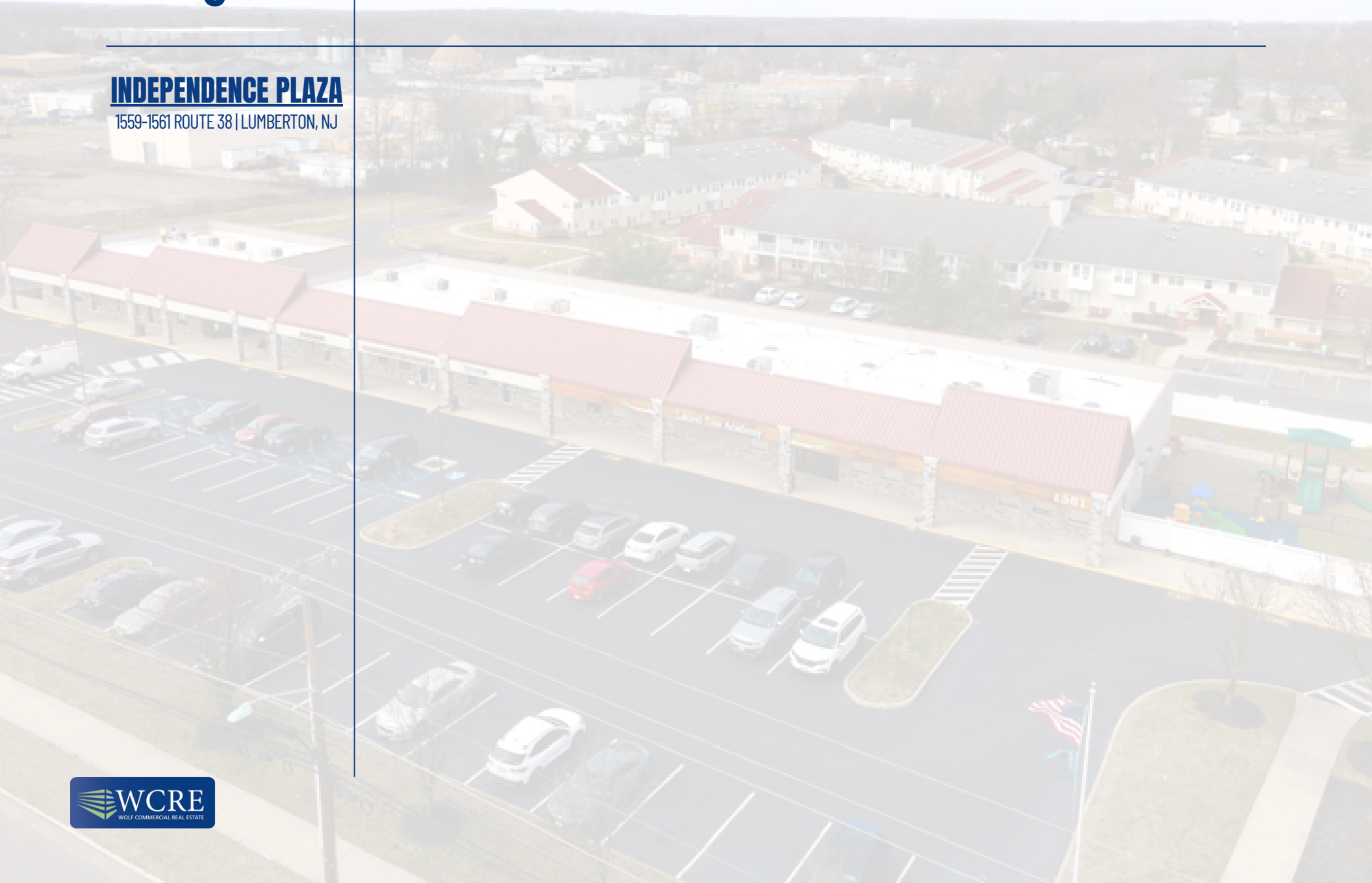


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TENANCY OVERVIEW

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TENANT BIOGRAPHY



Laurel Tree Academy is a family-owned early childhood education provider offering high-quality childcare and preschool programs for children ages six weeks through six years. With locations in South Jersey, the academy provides a safe, nurturing, and engaging environment focused on early development.

The curriculum blends play-based learning with S.T.R.E.A.M. principles and proven educational programs to support cognitive, social, and emotional growth. Staffed by experienced educators and operating as a New Jersey state-licensed facility, Laurel Tree Academy emphasizes individualized care, modern classrooms, and strong parent communication.

Established in 2000, the academy has built a reputation as a trusted childcare provider committed to fostering a lifelong love of learning.



Edge Dance Center is a premier South Jersey dance studio offering a wide range of classes and programs for students of all ages and skill levels. Founded in 2006, the studio has grown to include locations in Lumberton and Cinnaminson, serving as a vibrant hub for both recreational and competitive dance.

Built on a foundation of professionalism, passion, and reliability, Edge Dance Center provides affordable, high-quality instruction in a supportive and engaging environment. The studio emphasizes both technical development and personal growth, helping students build confidence, creativity, and a love for dance.

With experienced instructors, diverse class offerings, and opportunities ranging from beginner programs to competitive teams, Edge Dance Center has established itself as a trusted destination for families seeking a dynamic and community-focused dance experience.



Mount Holly Family Footcare is a trusted podiatry practice in Lumberton, New Jersey, providing comprehensive foot and ankle care for patients of all ages. Led by Dr. Steven Spivak, DPM, a board-certified surgeon, the practice specializes in treating a wide range of conditions, including heel pain, bunions, ingrown toenails, and diabetic foot and wound care.

With a focus on patient-centered treatment and long-standing community presence, Mount Holly Family Footcare has built a reputation for delivering high-quality, compassionate care while accepting most insurance plans and welcoming new patients.

TENANT BIOGRAPHY



NovaCare Rehabilitation is a leading provider of outpatient physical therapy and rehabilitation services, offering specialized care in orthopedics, sports medicine, occupational therapy, and workplace injury prevention. As part of the Select Medical Corporation network, NovaCare operates nearly 2,000 centers nationwide, supported by thousands of licensed therapists.

Focused on delivering patient-centered care, NovaCare develops individualized treatment plans to help patients recover from injury, restore function, and improve overall quality of life. With a commitment to clinical excellence and compassionate service, the organization has established itself as a trusted rehabilitation provider serving communities across the United States.



Clean Living is a South Jersey-based distributor of the Rainbow Cleaning System, offering advanced, water-based cleaning and air purification solutions designed to improve indoor air quality.

The company provides in-home demonstrations, customer training, and ongoing support, helping clients better understand the benefits of certified air cleaning technology that reduces indoor pollutants and allergens.

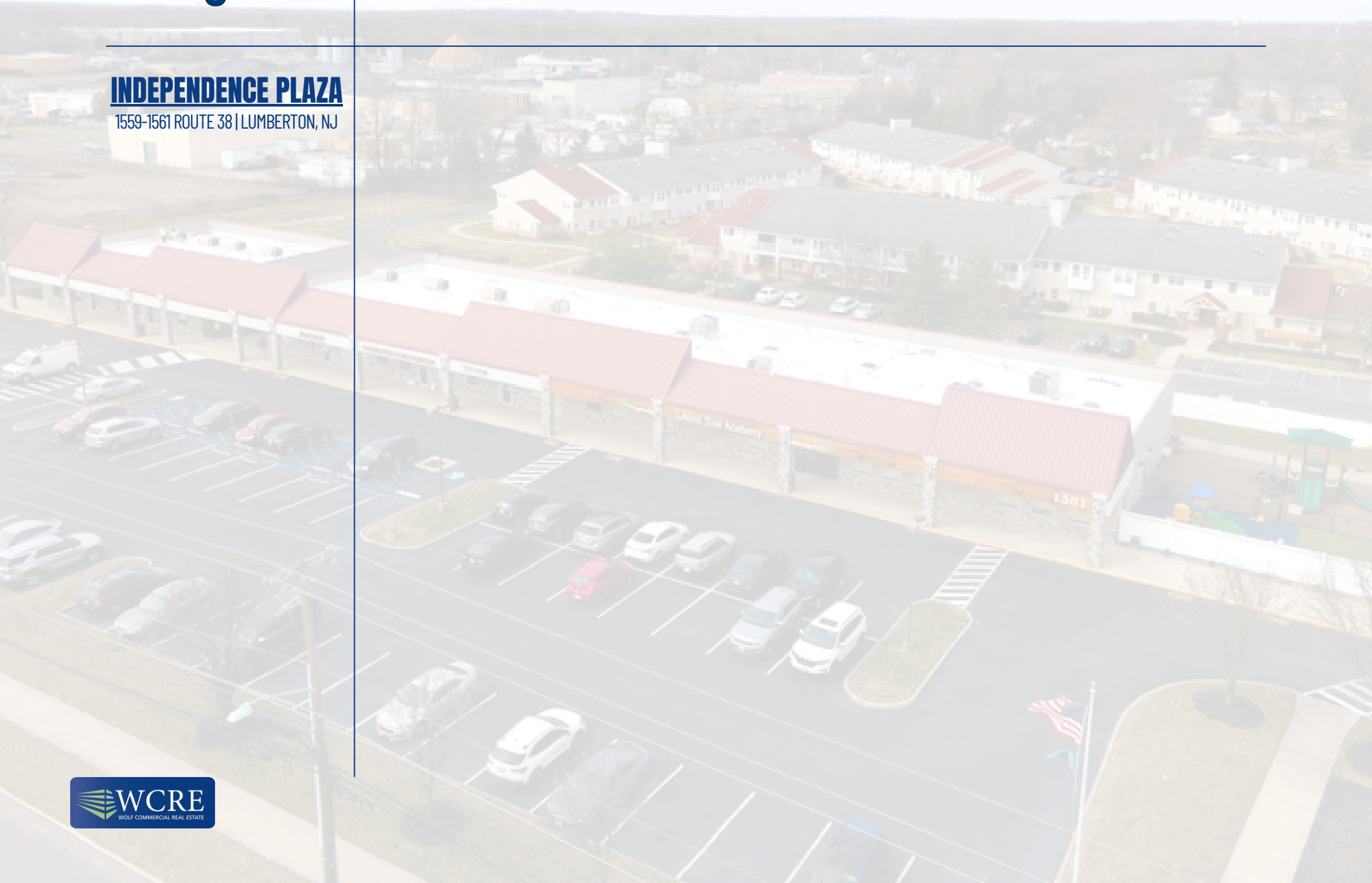
With a focus on healthier living environments and personalized service, Clean Living has established itself as a trusted local provider of premium home cleaning systems.

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AREA OVERVIEW

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LOCAL MAP

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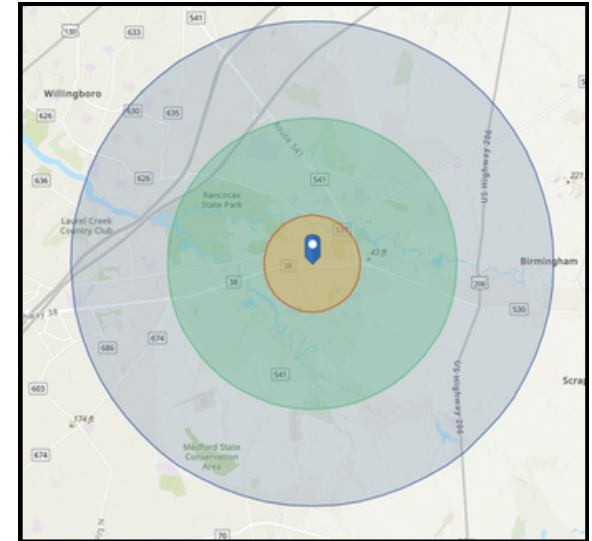


DEMOGRAPHICS

Independence Plaza is strategically positioned along Route 38 in Lumberton, New Jersey, within a highly desirable and affluent suburban trade area characterized by strong household incomes and stable population density. The immediate 1-, 3-, and 5-mile radii reflect a growing and well-established consumer base of over 85,000 residents, supported by median household incomes exceeding \$100,000 within the broader market and outperforming both state and national averages.

The surrounding community demonstrates a highly educated, predominantly white-collar workforce with low unemployment and a family-oriented demographic profile, driving consistent demand for service-based retail, medical, and childcare uses. The property benefits from its location along a heavily trafficked regional corridor with approximately 80,000+ vehicles per day, providing exceptional visibility and accessibility while drawing from nearby retail anchors including grocery, pharmacy, and national tenants.

Combined with strong disposable incomes, long average tenure in the area, and limited competing neighborhood retail supply, Independence Plaza offers investors a stable, needs-based income stream supported by durable fundamentals and long-term tenant demand.



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