

**FOR
LEASE**

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HOLLY EDGE SHOPPES

RETAIL SPACE FOR LEASE

1649 NJ-38, MT. HOLLY, NJ 08060



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OFFERING SUMMARY

Lease Rate: \$18/SF NNN

NNN: +/- \$7.16/SF

Size Available: +/- 2,500 to +/- 5,000 SF

Zoning: B2 General Business District

Parking: +/- 52 Spaces

Signage: Facade and Pylon



PROPERTY HIGHLIGHTS

+ Prominently located neighborhood shopping center along Route 38, offering exceptional visibility and daily traffic counts of $\pm 26,000$ vehicles. With a diverse tenant mix, the property generates consistent foot traffic.

+ Opportunity to become the largest tenant within a well-maintained, community-oriented plaza, providing prominent signage and a commanding presence. Nearby amenities include the South Star Diner, Dunkin', Virtua Mount Holly Hospital, and other retail, medical, and service providers.

+ Ample on-site parking with convenient ingress/egress ensures ease of access. Excellent connectivity to major roadways including Routes 38 and 541, I-295, and the Turnpike allows for efficient regional access.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	11,828	41,983	67,134
PROJECTED 2029	12,308	43,575	69,526

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,414	15,978	25,973
PROJECTED 2029	4,608	16,637	26,948

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$102,995	\$125,534	\$132,363
MEDIAN 2029	\$82,369	\$102,160	\$108,025

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NEARBY AMENITIES

DINING

- Burger King
- Donkey's Place
- Dunkin'
- Jersey Mike's Subs
- Krispy Krunchy Chicken
- McDonald's
- Popeye's Louisiana Kitchen

- Rita's Italian Ice & Frozen Custard
- Starbucks
- Sonic Drive-In
- Taco Bell
- Wawa
- Wonder

RETAIL/GROCERY

- ACME Markets
- Advance Auto Parts
- ALDI
- CVS
- Dollar General
- Enterprise Rent-A-Car
- Five Below

- Goodwill Store & Donation Center
- Lowe's Home Improvement
- Rowan College at Burlington County
- ShopRite
- Staples

- Supercuts
- The Funplex
- The UPS Stor
- Verizon
- Virtua Mount Holly Hospital
- Walmart
- Wells Fargo Bank

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