



# 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   |
|--------------|----------|-----------|----------|
|              | 11,085   | 35,938    | 128,607  |
|              | 5,087    | 14,330    | 47,991   |
|              | \$97,547 | \$126,407 | \$120,02 |

Anchored by 55,110 SF ShopRite, South Jersey's dominant grocey chain

Affluent trade area with an average household income of \$126,000+ within a 3-mile radius

Located at the intersection of Rte 38 and Ark Rd with 50,000+ vehicles per day with close proximity to I-295 and the New Jersey Turnpike

Close proximity to Rowan Burlington County College with 5,200+ students

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### Available Space

|         |          |
|---------|----------|
| 04      | 1,900 SF |
| 05      | 1,900 SF |
| 15      | 1,600 SF |
| 17      | 2,910 SF |
| 21 & 22 | 4,090 SF |

### Pad Opportunities

|    |              |
|----|--------------|
| 36 | 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  |
| 06 & 07 | Wasabi Japanese's Cuisine   | 3,800 SF  |
| 08      | Plaza 70 Cleaners           | 1,600 SF  |
| 09      | Visions Hair Salon          | 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      | Casablanca                  | 1,600 SF  |
| 16      | Dinoto Karate Center        | 2,520 SF  |
| 18      | Painting With A Twist       | 2,000 SF  |
| 19      | Horning Chiropractic Center | 2,000 SF  |
| 20      | Dar-Art                     | 2,000 SF  |
| 23      | Star Physical Therapy       | 4,800 SF  |
| 24      | ShopRite                    | 55,110 SF |

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