



EVERGREEN PLAZA SHOPPING CENTER



For Lease:

1710 Route 38
Mount Holly, NJ 08060

Available Space:

Total of 20,349 SF Available:

- 7,440
- 12,909

✓ Space is Divisible

Possession: Immediate

Rent: Negotiable

CAM: NNN

Property Details:

- Great visibility from Route 38, East-West thoroughfare connecting Philadelphia and Fort Dix
- Space offered as vanilla box with HVAC and Plumbing
- Future Adjacent Developments on Pad Sites:
 - Up to 110,000 SF of New Retail or Office Space
 - Up to 10,000 SF for Retail Pad



Contact Information:

VANICK PROPERTIES INC
381 Broadway, 2nd Floor
Westwood, NJ 07675
T: (201) 666-7710
F: (201) 666-7714

Contact: Nicholas J. Aynilian
nick@vanickproperties.com

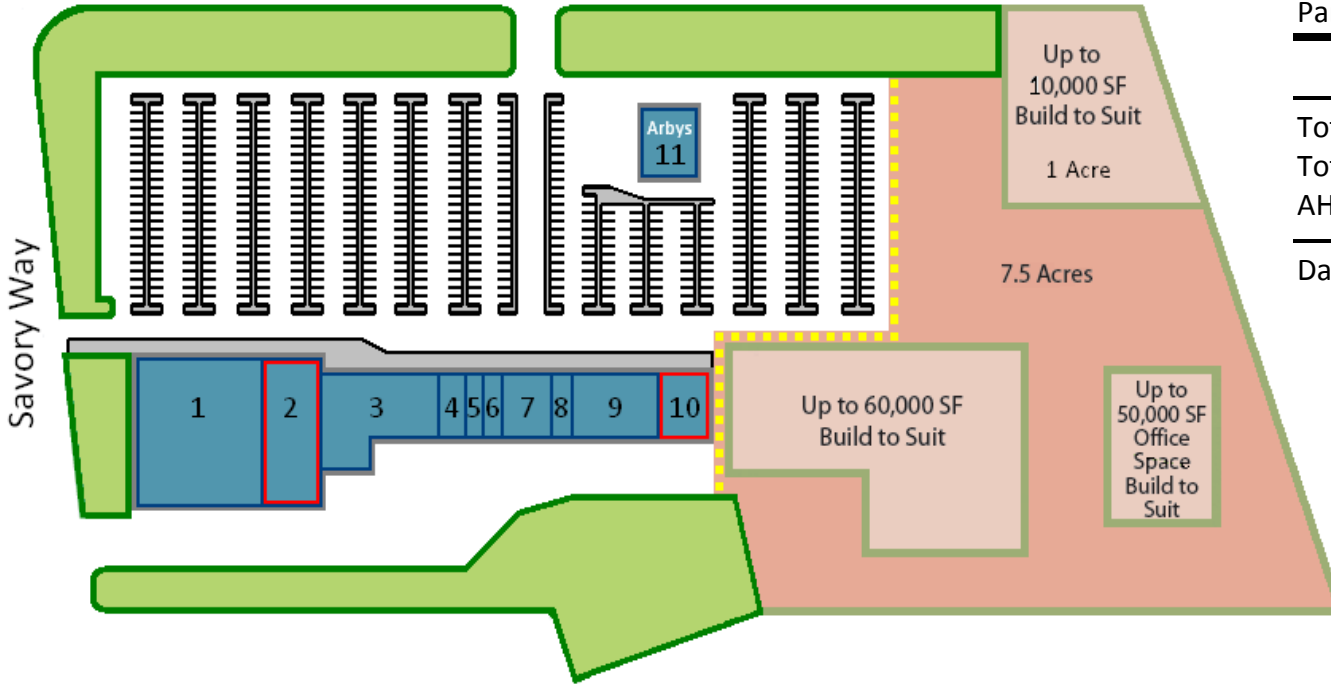


EVERGREEN PLAZA SHOPPING CENTER

1710 ROUTE 38, MOUNT HOLLY, NJ 08060



New Jersey State Route 38



GLA:	88,000	
Parking:	595 Spaces	
	3 Mile	5 Mile
Total Population:	37,229	70,172
Total Households:	13,822	26,966
AHI	\$75,989	\$82,442
Daily Traffic Count:	37,870	

Evergreen Plaza is located midway between thriving communities of Mt Holly and Lumberton in Burlington County, the fastest growing county in New Jersey. It is 22 miles east of Philadelphia and close to McGuire Air Force base.

- | | |
|-----------------------------------|------------------|
| 1. JARON'S FURNITURE | 29,904 SF |
| 2. AVAILABLE | 12,909 SF |
| 3. THIFT STRORE | 14,000 SF |
| 4. LA VITA II PIZZA | 1,800 SF |
| 5. MILLENIUM NAILS | 1,200 SF |
| 6. HAIR TOPIC | 1,200 SF |
| 7. KA WAH CHINESE RESTAURANT | 5,200 SF |
| 8. ALL ABOUT HAIR | 1,600 SF |
| 9. SOCIAL SECURITY ADMINISTRATION | 8,939 SF |
| 10. AVAILABLE | 7,440 SF |
| 11. ARBY'S | 3,200 SF |

