

SHOPPES AT WEXFORD
LUMBERTON, NJ

1775 ROUTE 38

±108,000 SF AVAILABLE FOR LEASE - PAD SITES, ANCHOR SPACE & INLINE SPACE

PHILADELPHIA MSA

JOIN



NEW MIXED-USE PROJECT IN GROWING LUMBERTON, NJ



±1.5M ANNUAL VISITS
±235,000 ANNUAL VISITORS

38 S PEMBERTON RD 24,502 VPD

±108,000 SF OF RETAIL

±108,000 SF OF RETAIL
304 APARTMENTS
92 HOMES



get in touch.

JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

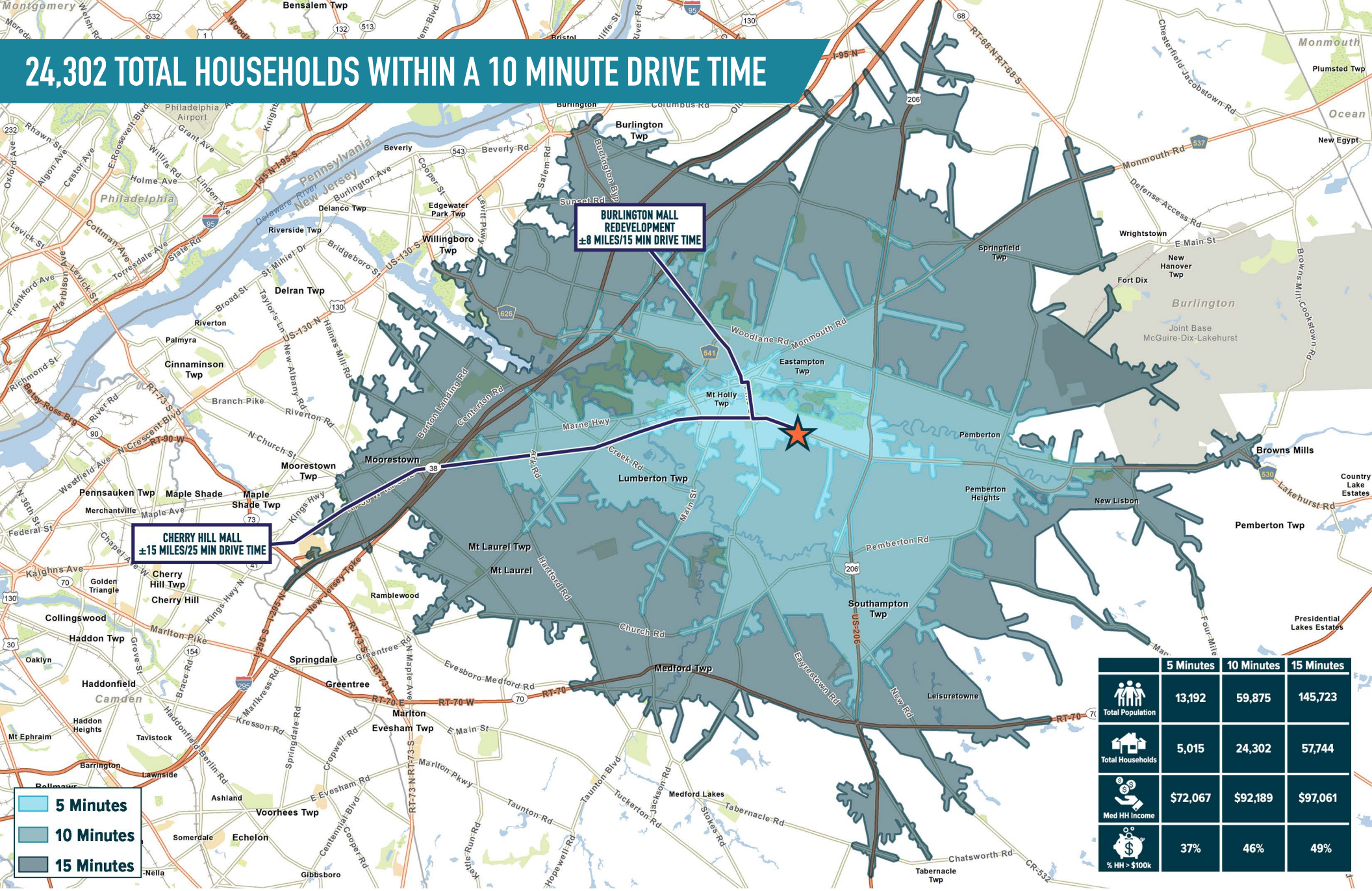
JONATHAN SPOERL

office 856.866.1900
direct 856.222.0157
jspoerl@metrocommercial.com

BRENDAN MULLIGAN

office 610.825.5222
direct 610.260.2688
bmulligan@metrocommercial.com

24,302 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



CHERRY HILL MALL
±15 MILES/25 MIN DRIVE TIME

BURLINGTON MALL REDEVELOPMENT
±8 MILES/15 MIN DRIVE TIME

5 Minutes
10 Minutes
15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	13,192	59,875	145,723
Total Households	5,015	24,302	57,744
Med HH Income	\$72,067	\$92,189	\$97,061
% HH > \$100k	37%	46%	49%

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HIGHWAY ACCESS



Distance	
NJ TPK EXIT 5	5.5 miles
I-295 EXIT 47	6.7 miles
I-295 EXIT 40	7.5 miles
NJ TPK EXIT 7	12.5 miles

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NUMEROUS COMMERCIAL & RESIDENTIAL PROJECTS UNDER CONSTRUCTION IN GREATER LUMBERTON, NJ



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SHOPPES AT WEXFORD
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TARGETING GROCER, MEDICAL, DAYCARE & OTHER RETAIL USES



±1.5M ANNUAL VISITS
±235,000 ANNUAL VISITORS

Walmart

AVAILABLE
±108,000 SF
OF RETAIL

LOGISTIC CENTER AT LUMBERTON
±429,000 SF
UNDER CONSTRUCTION
WITH Q2 2024
EXPECTED DELIVERY

PEMBERTON RD 24,502 VPD
38

304 APARTMENTS UNITS

Proposed Block 22.04 Lot 2
Preliminary Site Plan Approval

Total Parking Spaces = 524

92 SINGLE FAMILY LOTS

Proposed Block 22.04 Lot 8.06
Preliminary and Final
Subdivision Approval

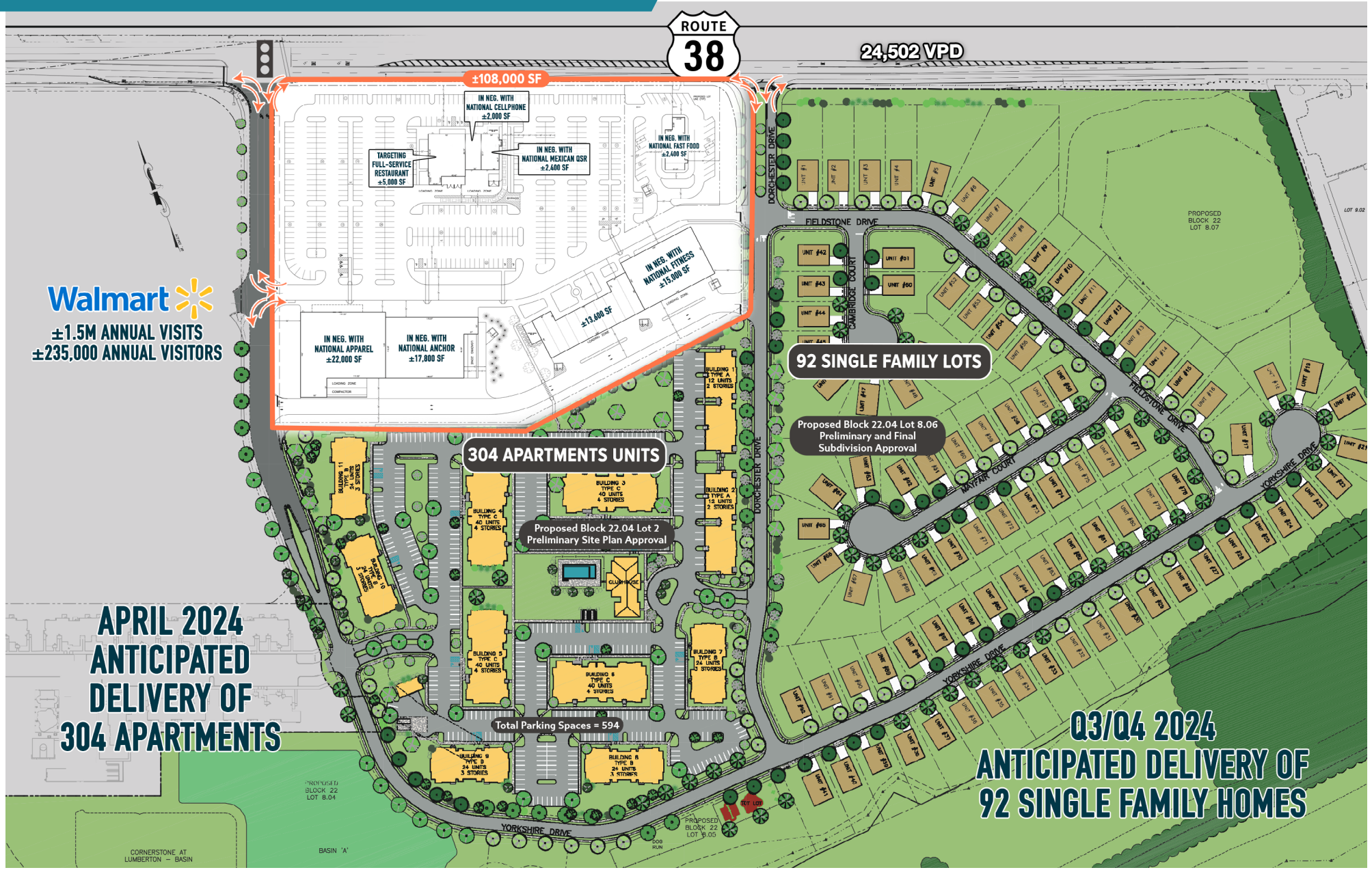
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1775 ROUTE 38



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LANDLORD OPEN TO NUMEROUS RETAIL LAYOUTS



Walmart
 ±1.5M ANNUAL VISITS
 ±235,000 ANNUAL VISITORS

**APRIL 2024
 ANTICIPATED
 DELIVERY OF
 304 APARTMENTS**

**Q3/Q4 2024
 ANTICIPATED DELIVERY OF
 92 SINGLE FAMILY HOMES**

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**SHOPPES AT WEXFORD
 LUMBERTON, NJ
 1775 ROUTE 38**

PROPOSED SITE PLAN



SOUTH PEMBERTON ROAD
N.J.S.H. ROUTE 38 **38** 24,502 VPD

KINGSTON DRIVE

DORCHESTER DRIVE

TARGETING
FULL-SERVICE
RESTAURANT
±5,000 SF

IN NEG. WITH
NATIONAL CELLPHONE
±2,000 SF

IN NEG. WITH
NATIONAL MEXICAN QSR
±2,400 SF

IN NEG. WITH
NATIONAL FAST-FOOD
±2,400 SF

IN NEG. WITH
NATIONAL FITNESS
±15,000 SF

IN NEG. WITH
NATIONAL APPAREL
±22,000 SF

IN NEG. WITH
NATIONAL ANCHOR
±17,800 SF

±13,600 SF

*SITE PLAN SIZES AND LAYOUT SUBJECT TO CHANGES

PARKING SUMMARY:

REQUIRED: SHOPPING CENTER OR RETAIL
1 SPACE FOR 200 SF GFA

RESTAURANT
1 SPACE FOR EVERY 2 SEATS

RETAIL

ROSS	22,000 SF
PLANET FITNESS	15,000 SF
HEB	11,000 SF
PETSMART	17,800 SF
VERDURA	2,200 SF
TOTAL	70,400 SF

70,400/200 = 352 SPACES

RESTAURANT

APPLEBY'S	250 SEATS
CHICK-FIL-E	65 SEATS
WENDY'S	50 SEATS
TOTAL	365 SEATS

365/2 = 182.5 (183) SPACES

TOTAL REQUIRED FOR ENTIRE SITE 535 SPACES
TOTAL PROVIDED FOR ENTIRE SITE 522 SPACES

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PROPERTY PHOTOS



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