



4004 Church Road

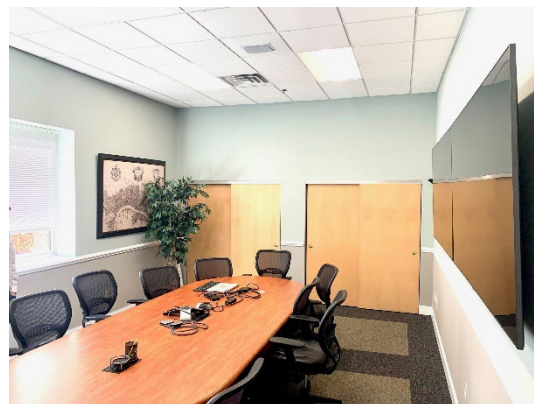
Mount Laurel, NJ 08054



8,670 s.f. Class A, single-story building for lease – Monument signage available and ample parking

Property highlights

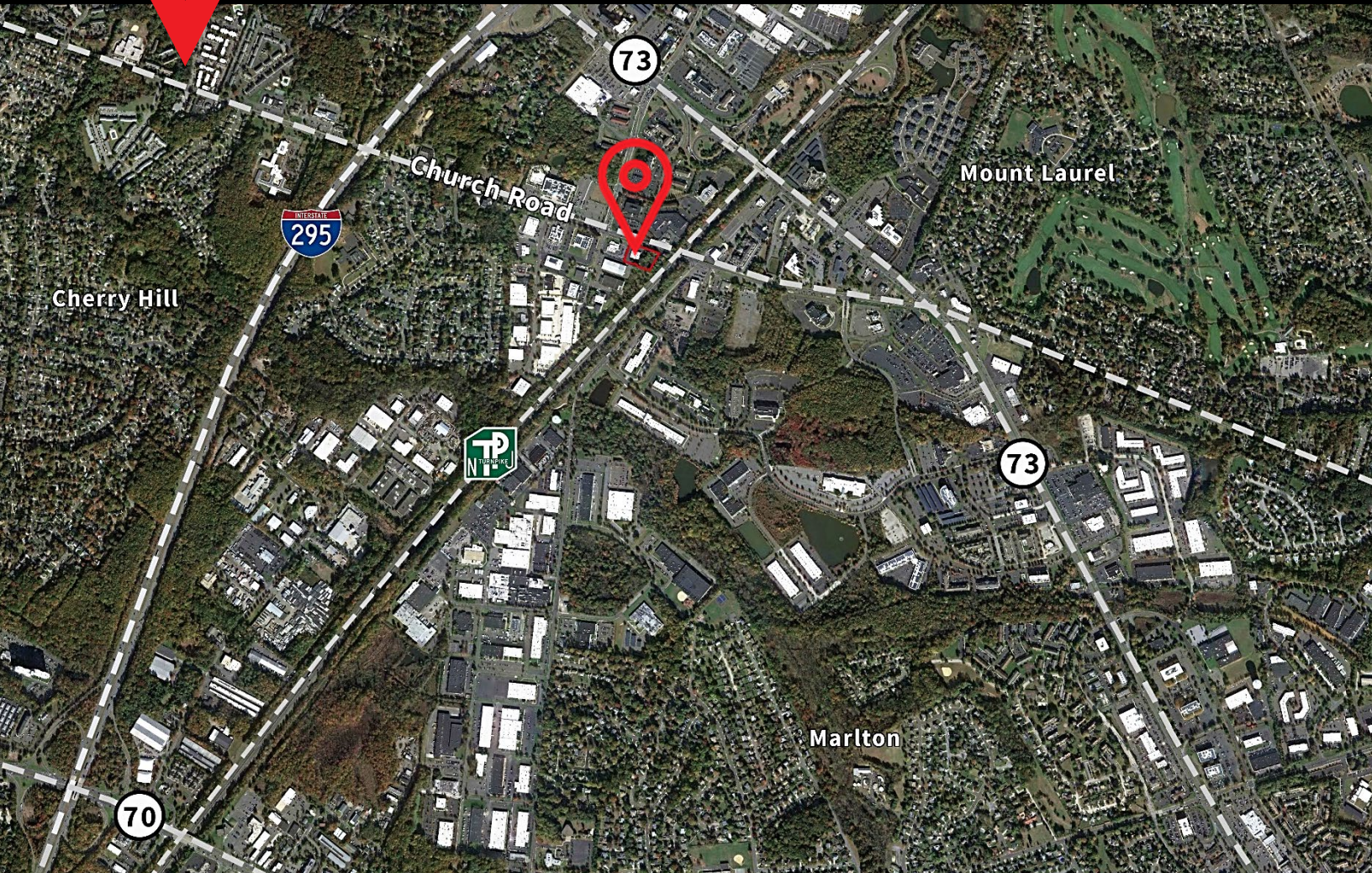
- Property setbacks compliant with township cannabis dispensary ordinance
- Very quick access to NJ Turnpike, I-295, Route 73 and Route 70
- Traffic count of over 13,000 vehicles per day
- New roof, HVAC system and LED lighting
- High ceiling capability throughout (approximately 17' to deck)





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Location

- > Excellent access to I-295 and NJ Turnpike
- > Minutes from Route 73
- > Located near numerous amenities

Demographics

	1-mile	3-mile	5-mile
Population	3,497	83,775	209,139
Households	1,283	34,127	81,325
Household Income	\$99,736	\$95,041	\$102,812

Source: Esri, 2022

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