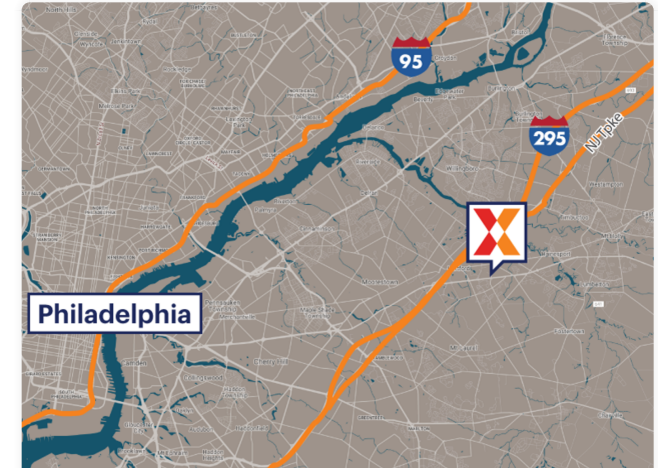
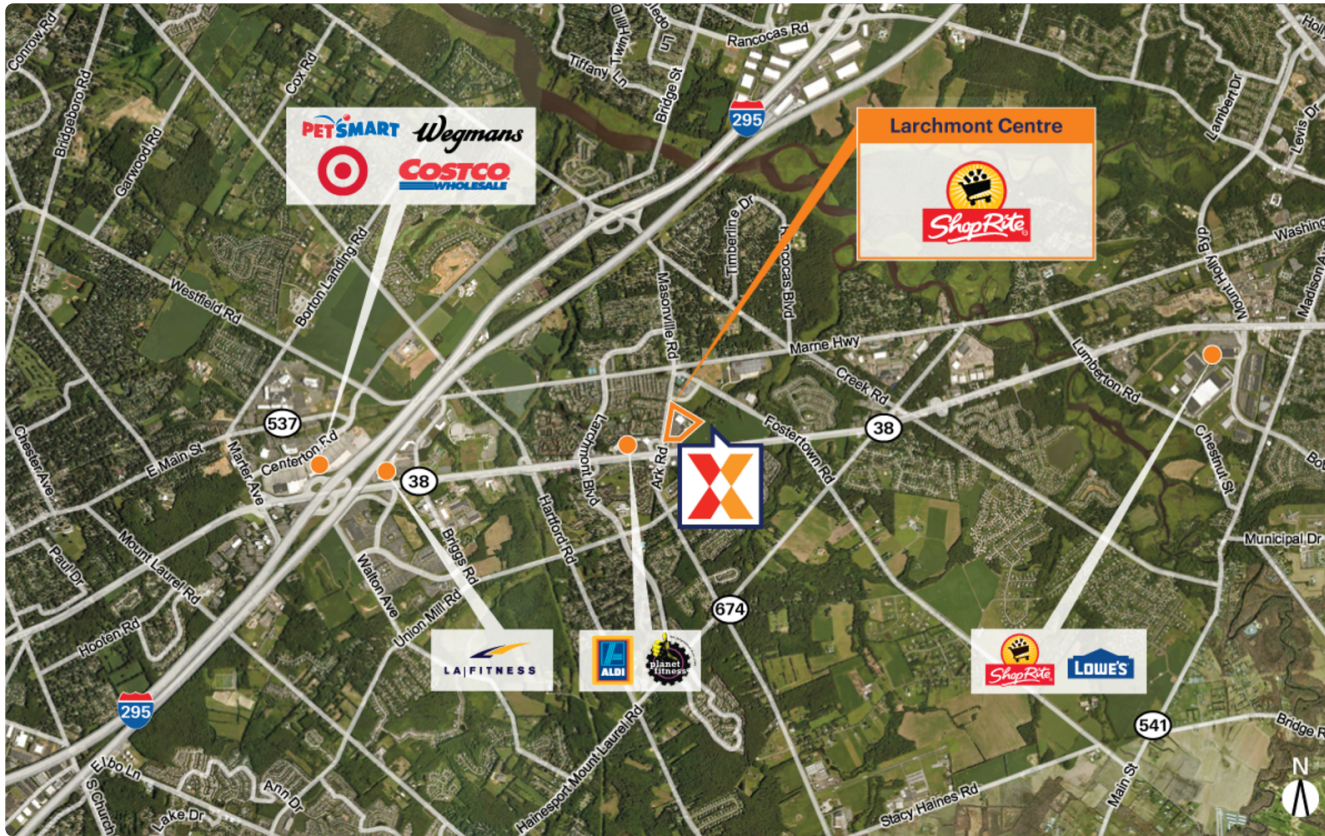


Larchmont Centre

127 Ark Road | Mount Laurel, NJ 08054

Burlington County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 103,787 Sq Ft

39.9731, -74.8704



Demographics	1 Mile	3 Miles	5 Miles
Population	12,652	41,649	141,608
Daytime Pop.	15,230	52,419	154,904
Households	5,934	16,931	53,959
Income	\$139,489	\$173,817	\$166,556

Source: Synergos Technologies, Inc. 2024

Anchored by 55K Sq Ft ShopRite, South Jersey's dominant grocery chain

Highly affluent and educated trade area with an average household income of \$174K+ and 56% of residents holding a college degree within a 3-mile radius

Strong daytime population of 52K+ within 3 miles

High visibility at the intersection of Rte 38 & Ark Rd with 42K+ and 13K+ vehicles daily respectively, with convenient access to I-295 & the NJ Turnpike (Kalibrate 2025)

Less than two miles from Rowan Burlington County College with a student enrollment of 7K+

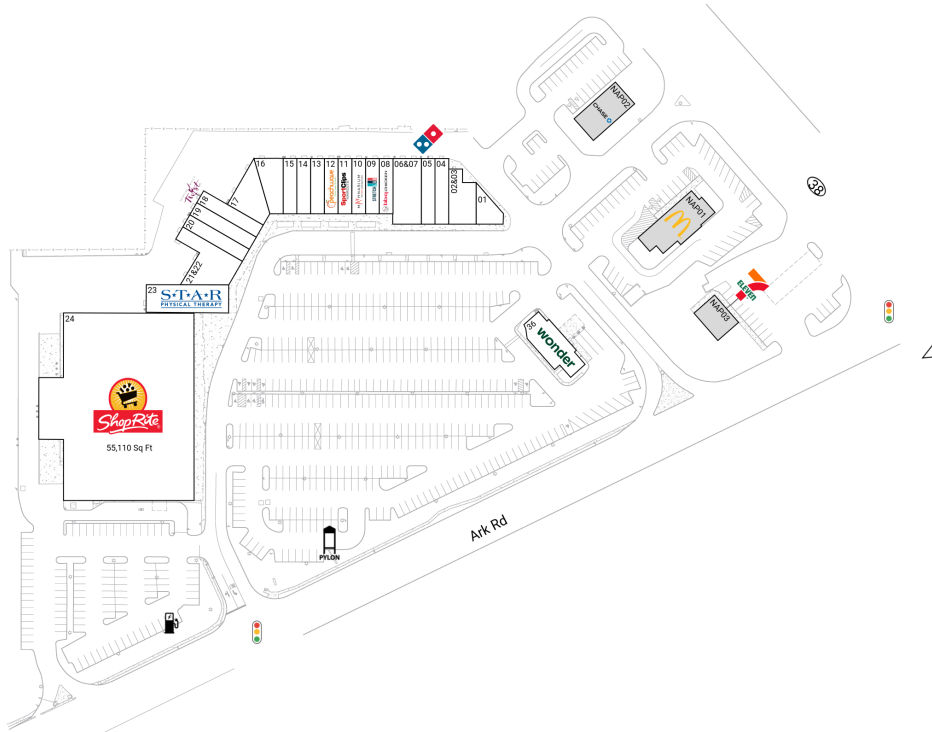


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Current Tenants Space size listed in square feet

01	Allergy & Asthma Care, P.A.	1,500
02&03	Peking Wok	2,800
04	Paddock Nine	1,900
05	Domino's Pizza	1,900
06&07	Wasabi Japanese's Cuisine	3,800
08	BB.Q Chicken	1,600
09	StretchLab	1,600
10	Mathnasium	1,600
11	Sport Clips	1,600
12	Peachwave Yogurt	1,600
13	Glamour Nails	1,600
14	Francesca's Pizza, Pasta & Gri	1,600
15	Active Personal Training Gym	1,600
16	Dinoto Karate Center	2,520
17	Mainstream Dance Academy	2,910
18	Painting with a Twist	2,000
19	Local Infusion	2,000
20	Dar-Art	2,000
21&22	Full House Pets	4,090
23	Star Physical Therapy	4,800
24	ShopRite	55,110
36	Wonder	3,657
NAP01	McDonald's	0
NAP02	Chase	0
NAP03	7-Eleven	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1738

