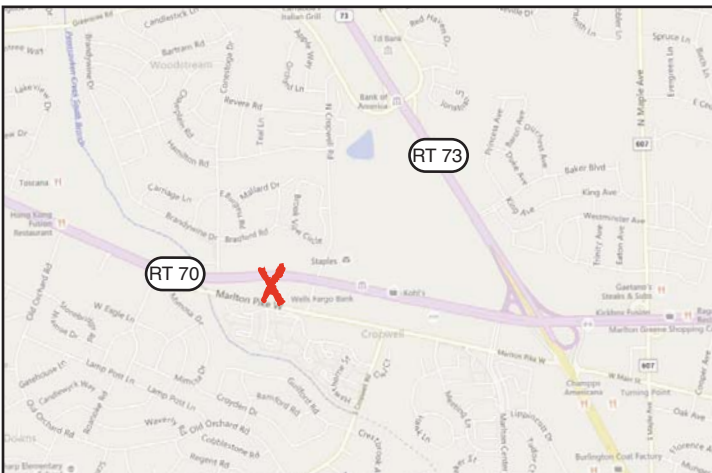




# PREMIER RETAIL BUILDING SALE OR LEASE

## 850 ROUTE 70 WEST MARLTON, NJ

### EXCLUSIVE LISTING



**Property Description:** Retail Building for Sale or Lease  
Route 70 in Marlton, NJ

**Size:** 8,600 +/- SF

**Acreage:** 0.93 +/- acres

**Zoning:** C-1

**Signage:** Freestanding Pylon and Storefront Facade Signage

**Block/Lot:** 270/26

**Taxes:** \$24,756 (2014)

**Lease: Rate** ~~\$19.00/SF NNN~~ \$14.00/SF NNN

**Asking Price:** Call for Information

- Comments:**
- Ideal for Retail, Restaurants, Medical, Banks and Offices
  - Accessible to NJ Turnpike, I-295, Route 73 and Area Bridges
  - Access on Route 70 and Old Marlton Pike

<b>DEMOGRAPHICS</b>			
Category	1 Mile	3 Mile	5 Mile
Population Estimate	8,755	74,897	189,858
Daytime Population	9,979	109,917	250,818
Avg HH Income	\$113,119	\$109,680	\$100,510
Traffic Count: Route 70		39,705 VPD	

*For Further Information, Please Contact:*

**Adam Rose (Ext. 22)**

**Brett Davidoff (Ext. 27)**

**(856) 985-9522**

**arose@rosecommercial.com**

**bdavidoff@rosecommercial.com**

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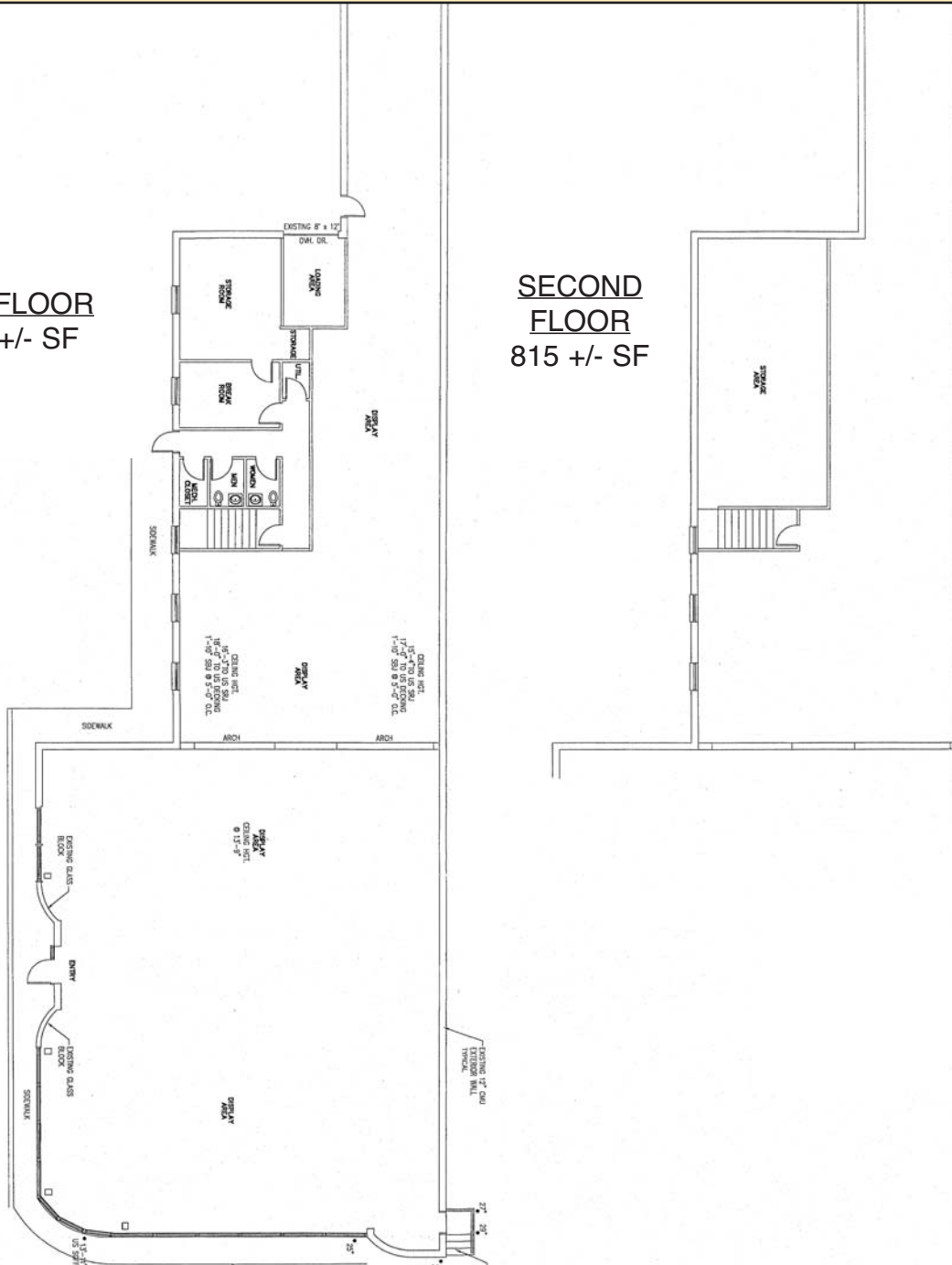
# PREMIER RETAIL BUILDING SALE OR LEASE

## 850 ROUTE 70 WEST MARLTON, NJ

### EXCLUSIVE LISTING

**FIRST FLOOR**  
7,825 +/- SF

**SECOND FLOOR**  
815 +/- SF



**ROUTE 70**



# PREMIER RETAIL BUILDING SALE OR LEASE

## 850 ROUTE 70 WEST MARLTON, NJ

### EXCLUSIVE LISTING

