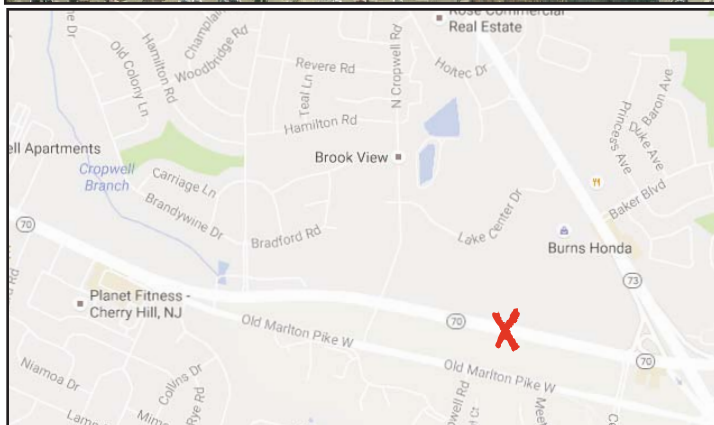


# STORE FOR LEASE



**386 WEST ROUTE 70  
MARLTON, NJ**

**EXCLUSIVE LISTING**



**Property Description:** Retail Center on Heavily Traveled Route 70 for Lease.

**Building Size:** 3,500 +/- SF

**Space Available:** 1,233 +/- SF - Unit A

**Zoning:** C-1

**Lease Rate :** \$20.00/SF NNN

**Comments:**

- NEW OWNERSHIP with Major Improvements Including:
  - HVAC Unit
  - Facade
  - Parking Lot
  - Windows
  - Lighting
  - Exposed Ceilings
- Join The Highest Grossing Primo Hoagies in the Region!
- High Visibility on Route 70
- Close to I-295 and NJ Turnpike

*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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# STORE FOR LEASE

386 WEST ROUTE 70  
MARLTON, NJ



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# RETAIL CENTER FOR SALE



386 WEST ROUTE 70  
MARLTON, NJ

EXCLUSIVE LISTING

**DEMOGRAPHICS**  
386 W. Route 70, Marlton NJ

Category	1 Mile	3 Mile	5 Mile
Population Estimate	10,318	73,240	176,976
# of Households	3,916	27,263	69,430
Median HH Income	\$93,023	\$97,752	\$84,950
Average HH Income	\$115,321	\$124,084	\$112,108
Traffic Count is	49,951 VPD		

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