

# MEDICAL/ PROFESSIONAL OFFICES FOR LEASE



(856) 985-9522 • ROSECOMMERCIAL.COM

2001, 2002, 2003 Lincoln Drive, Marlton, NJ



#### Property Description:

Three Office Buildings For Lease

#### Building Size:

Building 2001 - 8,700 +/- SF  
Building 2002 - 8,930 +/- SF  
Building 2003 - 10,800 +/- SF

#### Available:

800 +/- SF - 8,300 +/- SF

#### Lease Rate:

\$ 17.00 / SF Gross Plus Utilities

#### Comments:

- Major Improvements including new HVAC, roof, windows, doors, siding, landscaping, and exterior lighting
- Great for Lawyers, accountants, professionals and medical uses
- Direct access to Route 73, I-295 and NJ Turnpike
- Centrally located to local shopping restaurants and banks

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry - representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

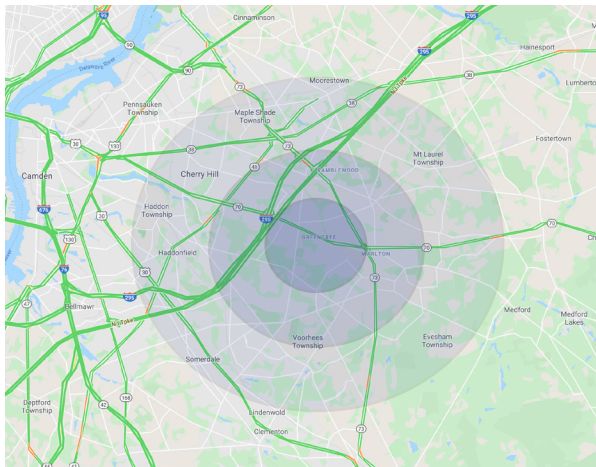
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total	7,626	74,802	185,126
Daytime Employment	18,119	69,282	154,174
TRAFFIC COUNT			
Route 73 & Lincoln Drive West		42,280	

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