

## PROFESSIONAL OFFICE SPACE AVAILABLE 406 LIPPINCOTT DRIVE | MARLTON | NJ



### Contact Us

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#### Building Features

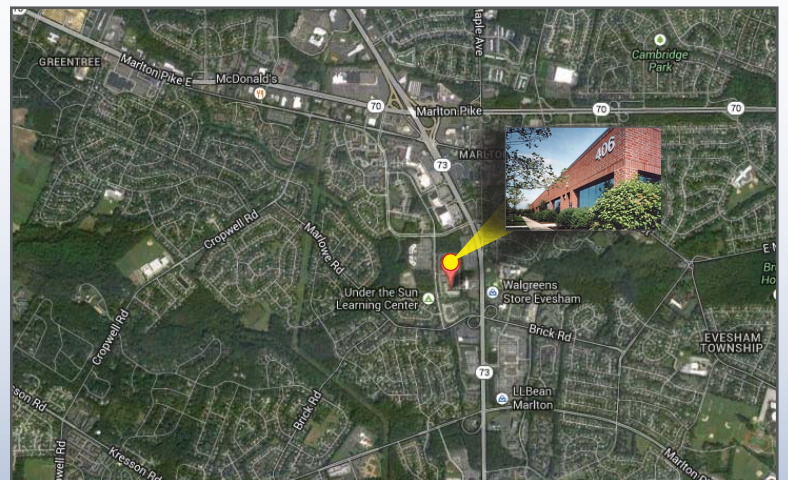
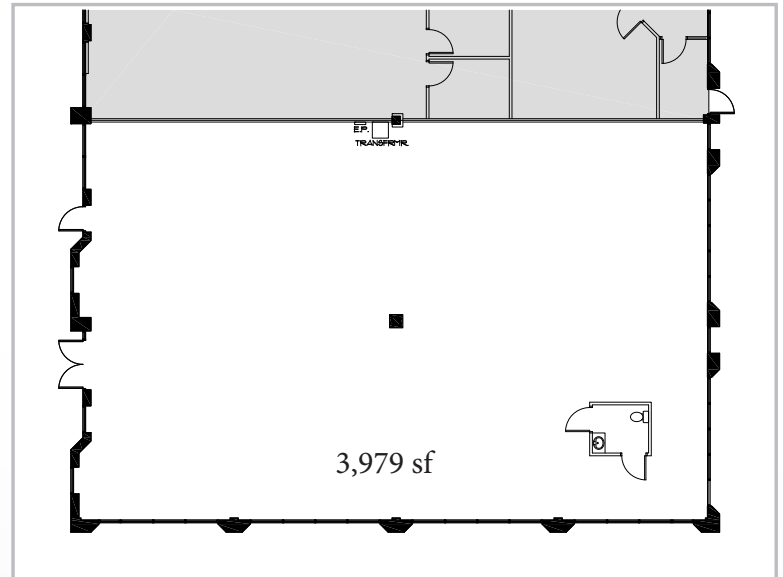
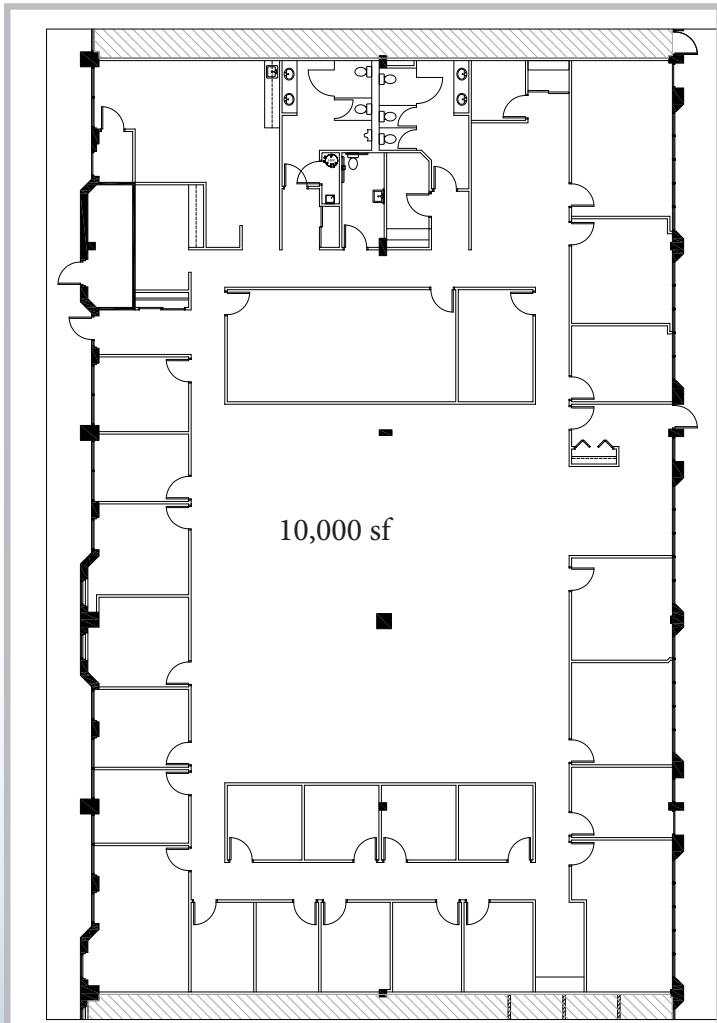
Location	Marlton Crossing Office Park 406 Lippincott Drive Marlton, NJ 08053
Size/SF Available	3,979 & 10,000 sf
Asking Lease Price	\$12.00/sf NNN
Parking	4.50/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Monument office complex directory and tenant suite signage available

#### Property/Area Description

- ▶ Single-Story Class "A" Office
- ▶ Walking/Jogging Path Within Business Park
- ▶ Easy Access to Route 73
- ▶ Short Distance to both I-295 and the NJ Turnpike Entrances
- ▶ Close proximity to many shopping centers, including Marlton Crossing Shopping Center & The Promenade at Sagemore
- ▶ Many Restaurants nearby, including, PF Changs, Champs, Brios, and The Redstone American Grill

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# Building Successful Relationships



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	8,662	67,719	161,396
Household	3,245	25,087	62,814
Median HH Income	\$88,571	\$96,185	\$89,921
Avg HH Income	\$106,317	\$113,022	\$107,253
Traffic Count	52,056 MPSI (Route 73 & Brick Road)		

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