



MARLTON, NJ - INVESTMENT OPPORTUNITY

GREENTREE EXECUTIVE CAMPUS

2001-2002-2003 Lincoln Drive West, Marlton, NJ

LOCATED IN THE HEART OF THE MARLTON BUSINESS DISTRICT

- Property: 28,444 sf (consisting of 3 buildings)
- Number of Tenants: 15
- Occupancy: Building 2001 - 100%
Building 2002 - 80%
Building 2003 - 60%
- Acres: 3.26
- C-1 Zoning
- Conveniently located near the intersection of Route 73 & Greentree Road with easy access to I-295 and the NJ Turnpike



2001 Lincoln Drive West



2002 Lincoln Drive West



2003 Lincoln Drive West

GREENTREE EXECUTIVE CAMPUS | MARLTON | NJ

2001-2002-2003 Lincoln Drive West

Wolf Commercial Real Estate

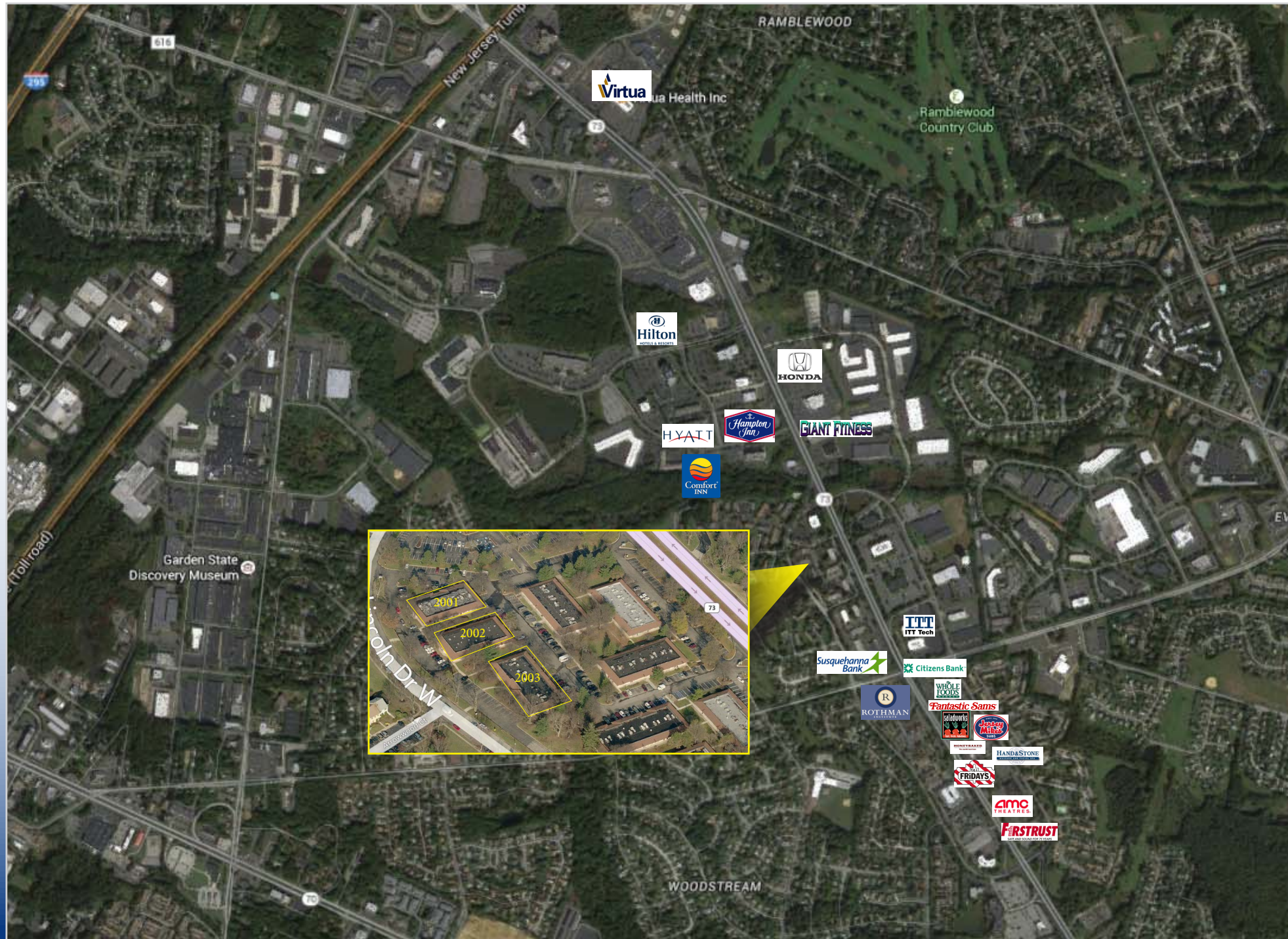
www.wolfcre.com

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951 Route 73 North | Suite D
Marlton, NJ 08053
P 856 857-6300 | F 856 283-3950

PA OFFICE
630 Freedom Business Center | 3rd Floor
King of Prussia, PA 19406
P 215 799 6900 | F 610 768 7701

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Greentree Executive Campus



| Property Specifications | |
|-------------------------|---|
| Location | Greentree Executive Campus 2001-2002-2003 Lincoln Drive West Marlton, NJ 08053 |
| Building Size | Building 2001: 8,700 SF Building 2002: 8,930 SF Building 2003: 10,814 SF |
| Acreage | 3.26 acres |
| Sale Price | \$65.00/sf |
| Zoning | <p>C-1 (Commercial) Permitted Uses:</p> <ul style="list-style-type: none"> Planned commercial developments Shopping centers Department stores Medical centers Offices, all types Offices of government agencies Restaurants and taverns, not including fast-food or drive-through Retail stores Garden centers Banks (including drive-through) Day-care facilities General personal and business services |
| Property Features | <ul style="list-style-type: none"> Single story office complex Exceptional location for a medical/professional office or redevelopment opportunity in the heart of Marlton Conveniently located near the intersection of Route 73 & Greentree Road with easy access to I-295 and the NJ Turnpike Nearby amenities include banks, restaurants, and shopping |
| Traffic Count | 46,188 AADT (Route 73 & Lincoln West) |

Contact Us

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