



2,740 SF PROFESSIONAL OFFICE CONDO FOR LEASE/SALE

PROFESSIONAL OFFICE CONDO FOR LEASE/SALE 750 ROUTE 73 SOUTH | SUITE 210 | MARLTON | NJ



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Building Features

| | |
|---|---|
| Location | Willow Ridge Executive Office Park 750 Route 73 South Marlton, NJ |
| Size/SF Available | +/- 2,740 sf |
| Asking Lease Price Asking Sale Price | \$12.50/sf Gross plus utilities and janitorial \$345,000 |
| Parking | Abundant parking |
| Occupancy | Available in 60 days or negotiable |
| Signage | Monument, directory and suite signage available |
| Area/ Property Description | <ul style="list-style-type: none"> ▶ Situated within Willow Ridge Executive Office Park ▶ 1 year old gas furnace and A/C unit ▶ Lunch room with dishwasher ▶ Front and rear entrances ▶ Condo wired for network connectivity ▶ Conveniently located on Route 73 ▶ Many nearby amenities including restaurants, shopping and banks ▶ Close proximity to the new Virtua Hospital and within minutes from Route 70, I-295, and the New Jersey Turnpike |

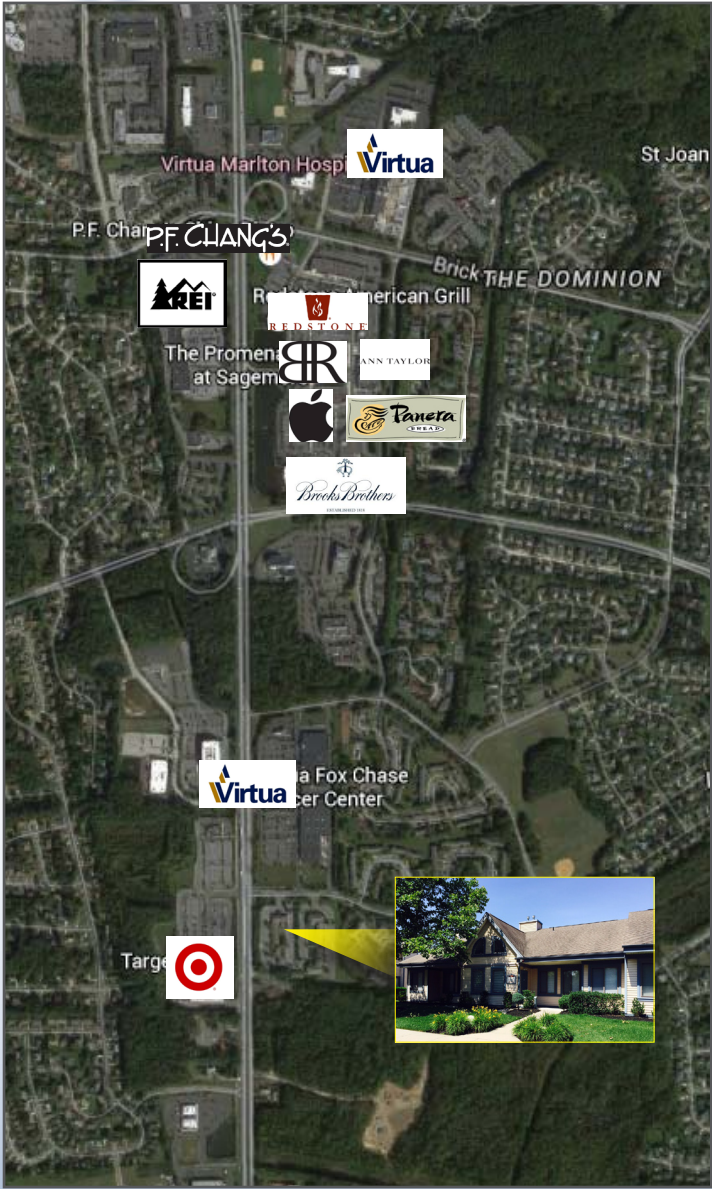
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Building Successful Relationships



DEMOGRAPHIC SUMMARY

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|-----------|-----------|-----------|
| Population | 8,801 | 61,505 | 157,245 |
| Household | 3,324 | 22,962 | 60,098 |
| Median HH Income | \$93,864 | \$95,805 | \$86,371 |
| Avg HH Income | \$102,168 | \$117,598 | \$108,850 |

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