



+/- 3,665 SF OFFICE SUITE FOR LEASE



236 ROUTE 38 | MOORESTOWN, NJ

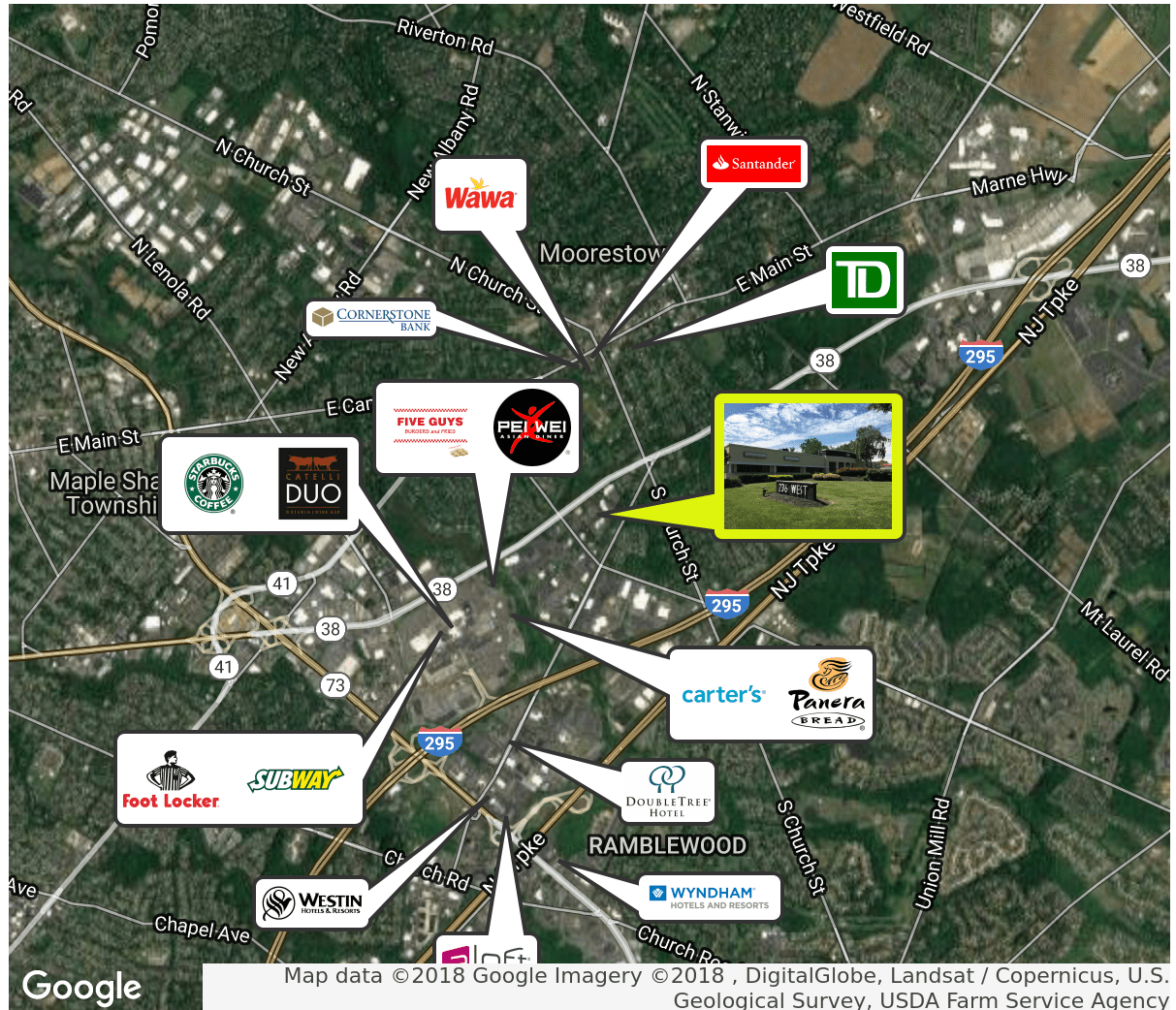
Wolf Commercial Real Estate

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PROPERTY DESCRIPTION

Location	236 Route 38 West Moorestown, NJ
Size / SF Available	3,665 SF
Lease Price	\$14.00 /SF (NNN)
Occupancy	Available for immediate occupancy
Signage	Building and suite signage
Property / Area Description	<ul style="list-style-type: none"> • Single story office building with exterior and interior suite access • On-Site ownership and management • Ideal location for medical/professional user • Located within close proximity to The Westin, Doubletree Hotel, Aloft Mount Laurel Hotel, Miller's Ale House, Starbucks, Moorestown Mall and East Gate Square • Convenient access to Route 73, I-295 & NJ Turnpike



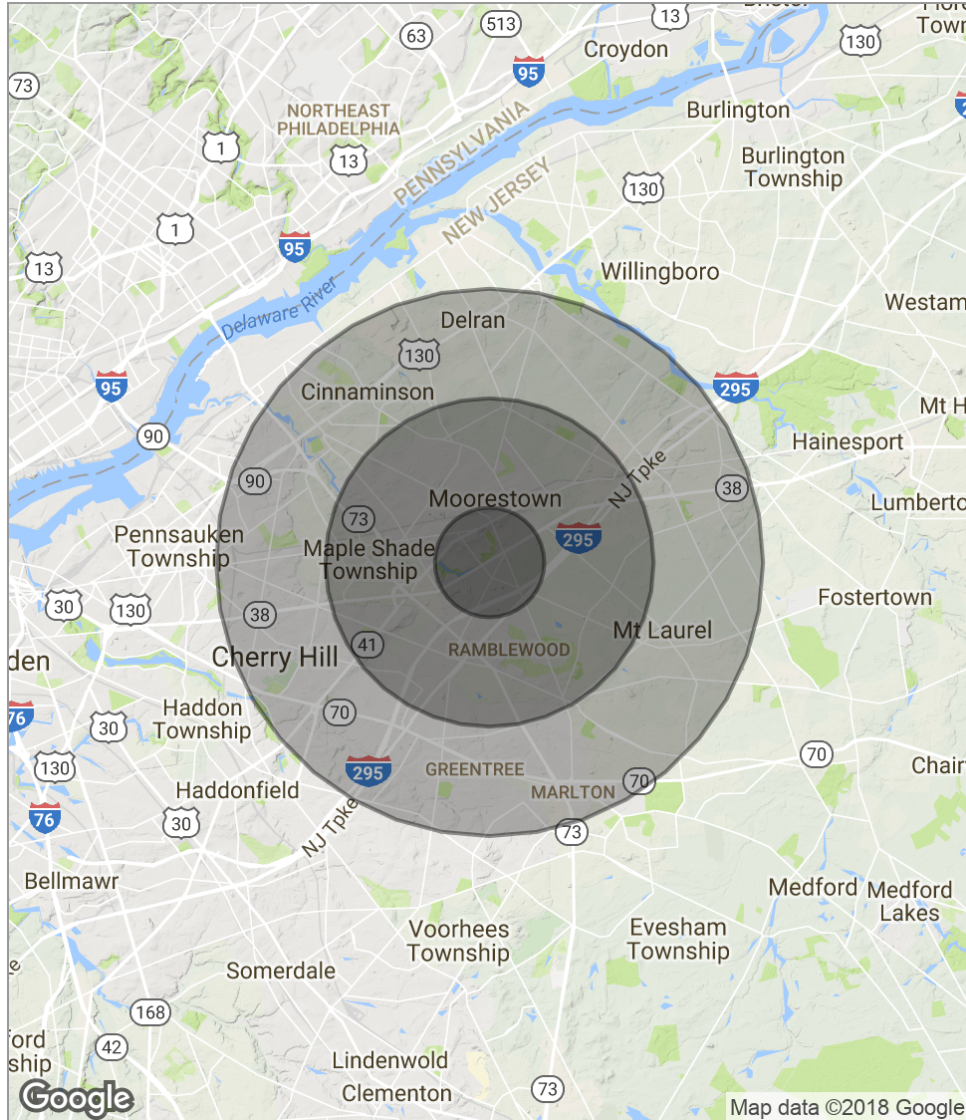
Contact Us

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,207	63,030	184,953
Median age	45.2	41.3	42.0
Median age (male)	44.3	40.0	40.4
Median age (Female)	47.3	42.8	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,354	25,116	70,771
# of persons per HH	2.6	2.5	2.6
Average HH income	\$108,061	\$100,348	\$103,221
Average house value	\$407,036	\$371,729	\$316,256

** Demographic data derived from 2010 US Census*

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