

7 ELEVEN AND VALERO GAS STATION BUSINESSES/PROPERTY FOR SALE OR LEASE
771 WEST ROUTE 70 | MARLTON | NJ

 Businesses
 Included

Contact Us

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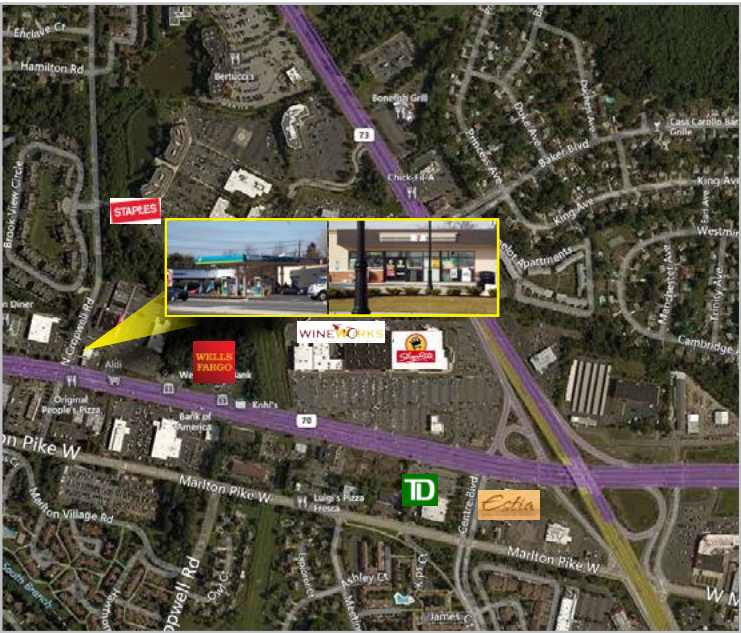
Leor R. Hemo
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Building Features

Location	771 W Route 70 Marlton, NJ 08053
Size/SF Available	3,000 sf convenience store and canopy gas station situated on +/- 1.06 acres
Asking Sale Price Asking Lease Price	\$3,500,000 \$15,000 per month
Parking	26 Spaces
Occupancy	Immediately available for Owner/Operator
Property Description	<ul style="list-style-type: none"> ▶ +/- 1.06 acres on a signalized corner at Route 70 and Cropwell Road ▶ 7-11: 3,000 sf convenience store ▶ Valero: Full canopy and individual enclosed work area ▶ 8 newly refurbished gas pumps ▶ 3 in ground gas tanks with 32,000 gallon capacity ▶ 120,000 gallons per month (2014 figures)
Area Description	<ul style="list-style-type: none"> ▶ +/- 45,493 traffic count (AADT) ▶ Located at the Corner of Route 70 and Cropwell Road in Marlton, NJ. Adjacent to Staples, Aldi Market and Pep Boys. ▶ Situated directly across from McDonald's and many other national retailers ▶ Within close proximity to I-295 (Exit 34), Route 73 and the NJ Turnpike.

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DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	12,110	74,738	184,305
Household	4,695	27,948	72,684
Median HH Income	\$83,601	\$95,777	\$83,527
Avg HH Income	\$99,640	\$117,504	\$106,465

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