1,500 - 38,785 SF FOR LEASE

94 BRICK ROAD  |  MARLTON  |  NJ

Wolf Commercial Real Estate
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Property Description

Location
West Jersey Office Plaza
94 Brick Road
Marlton, NJ

Size/SF Available
1,500 - 38,785 sf (Divisible)

Lease Price
$17.00/sf Gross plus electric

Parking
4.00/1,000 sf

Occupancy
Available for immediate occupancy

Signage
Building signage available

Area Description
- Locally owned and managed
- Easily accessible to Routes 73, 70, I-295, New Jersey Turnpike and the Atlantic City Expressway
- Surrounded by various restaurants, retailers, including the Promenade at Sagemore

Property Description
- The extremely well maintained building is conveniently located in the heart of one of the main commerce centers in Southern New Jersey.
- Direct access to hospital and multiplex rehabilitation facility.
- Located south of Rt 70 at the intersection of Rt 73 and Brick Rd on the grounds of Virtua West Jersey Health System Marlton Campus, Marlton Rehabilitation Hospital and Weisman Children’s Rehabilitation Hospital
- Excellent window line around entire building

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Demographic Summary

<table>
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<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>9,936</td>
<td>67,075</td>
<td>151,564</td>
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<tr>
<td>Household</td>
<td>3,727</td>
<td>25,406</td>
<td>58,366</td>
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<tr>
<td>Median HH Income</td>
<td>$82,049</td>
<td>$92,598</td>
<td>$93,131</td>
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<tr>
<td>Avg HH Income</td>
<td>$97,099</td>
<td>$108,808</td>
<td>$110,323</td>
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<tr>
<td>Traffic Count</td>
<td>56,818</td>
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