



PROFESSIONAL/MEDICAL OFFICE SPACE FOR LEASE



767 EAST ROUTE 70 | MARLTON, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



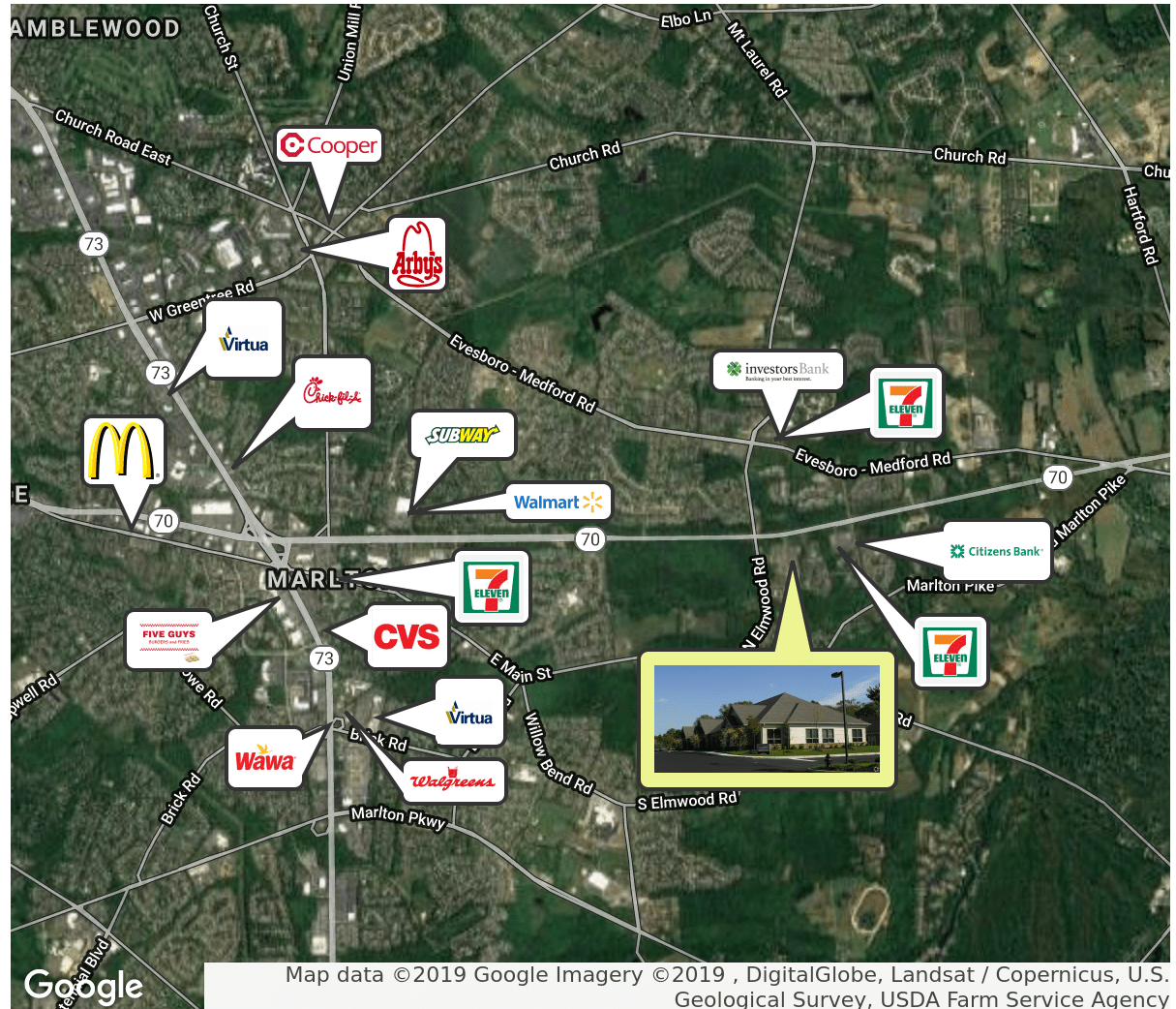
PROPERTY DESCRIPTION

Location	767 East Route 70 Marlton, NJ 08053
Size / SF Available	Suite 1 - 3,000 (Medical) Suite 2 - 6,000 SF (Office)
Lease Price	\$15.00/SF/ (NNN)
Occupancy	Available for immediate occupancy
Signage	Suite and pylon signage available
Property / Area Description	<ul style="list-style-type: none"> Part of a multi building garden style, one-story office park Suite 1 - Spacious waiting room, 8 exam rooms, lab area, file room, break room, work station area & abundant natural light Separately metered gas and electric Suite 2 - 15 offices with bullpen area. Medical fitout considered for long term lease Ample parking Easily accessible from Route 70 or N. Elmwood Road Close proximity to Virtua Voorhees Hospital, Route 73, I-295, NJ Turnpike This newly constructed medical/ professional office suites is professionally planned and designed

Contact Us

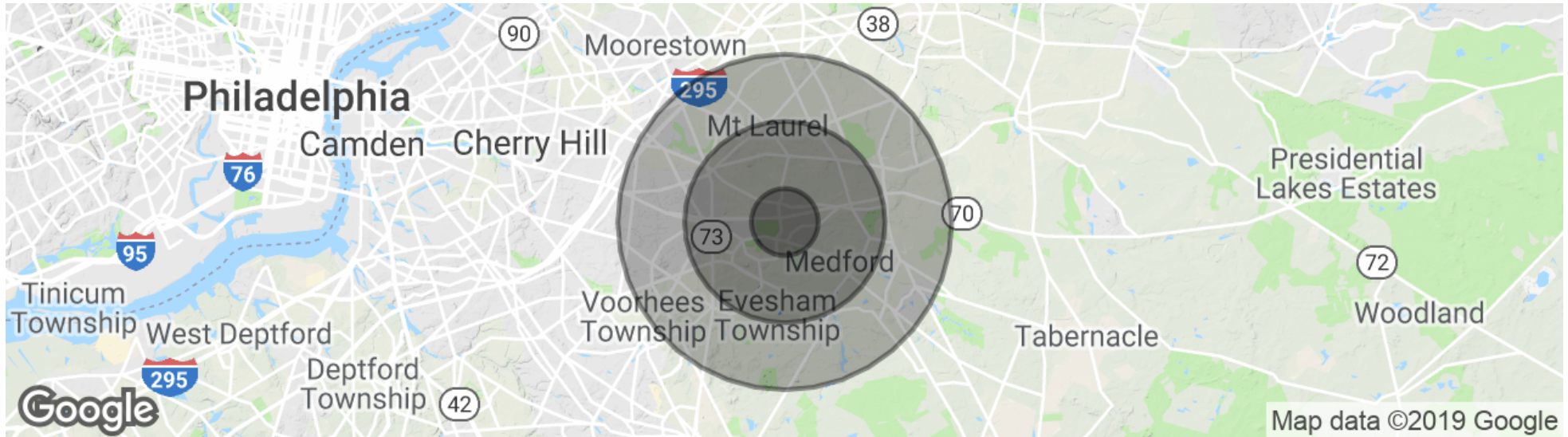
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,989	47,835	122,306
Median age	38.1	40.1	41.0
Median age (Male)	38.0	38.7	39.5
Median age (Female)	38.9	41.9	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,196	18,029	46,405
# of persons per HH	2.7	2.7	2.6
Average HH income	\$109,646	\$106,520	\$108,231
Average house value		\$329,463	\$355,890

* Demographic data derived from 2010 US Census



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