The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**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**

- 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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Wolf Commercial Real Estate
www.WolfCRE.com

MARLTON, NJ | PHILADELPHIA | KING OF PRUSSIA, PA

767 EAST ROUTE 70 | MARLTON, NJ

PROPERTY DESCRIPTION

767 EAST ROUTE 70 | MARLTON, NJ
### Demographics Map & Report

#### Population

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>5,989</td>
<td>47,835</td>
<td>122,306</td>
</tr>
<tr>
<td>Median age</td>
<td>38.1</td>
<td>40.1</td>
<td>41.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>38.0</td>
<td>38.7</td>
<td>39.5</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>38.9</td>
<td>41.9</td>
<td>42.6</td>
</tr>
</tbody>
</table>

#### Households & Income

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>2,196</td>
<td>18,029</td>
<td>46,405</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.7</td>
<td>2.6</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$109,646</td>
<td>$106,520</td>
<td>$108,231</td>
</tr>
<tr>
<td>Average house value</td>
<td>$329,463</td>
<td>$355,890</td>
<td></td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*