



PROFESSIONAL/MEDICAL OFFICE SPACE FOR LEASE



767 EAST ROUTE 70 | MARLTON, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



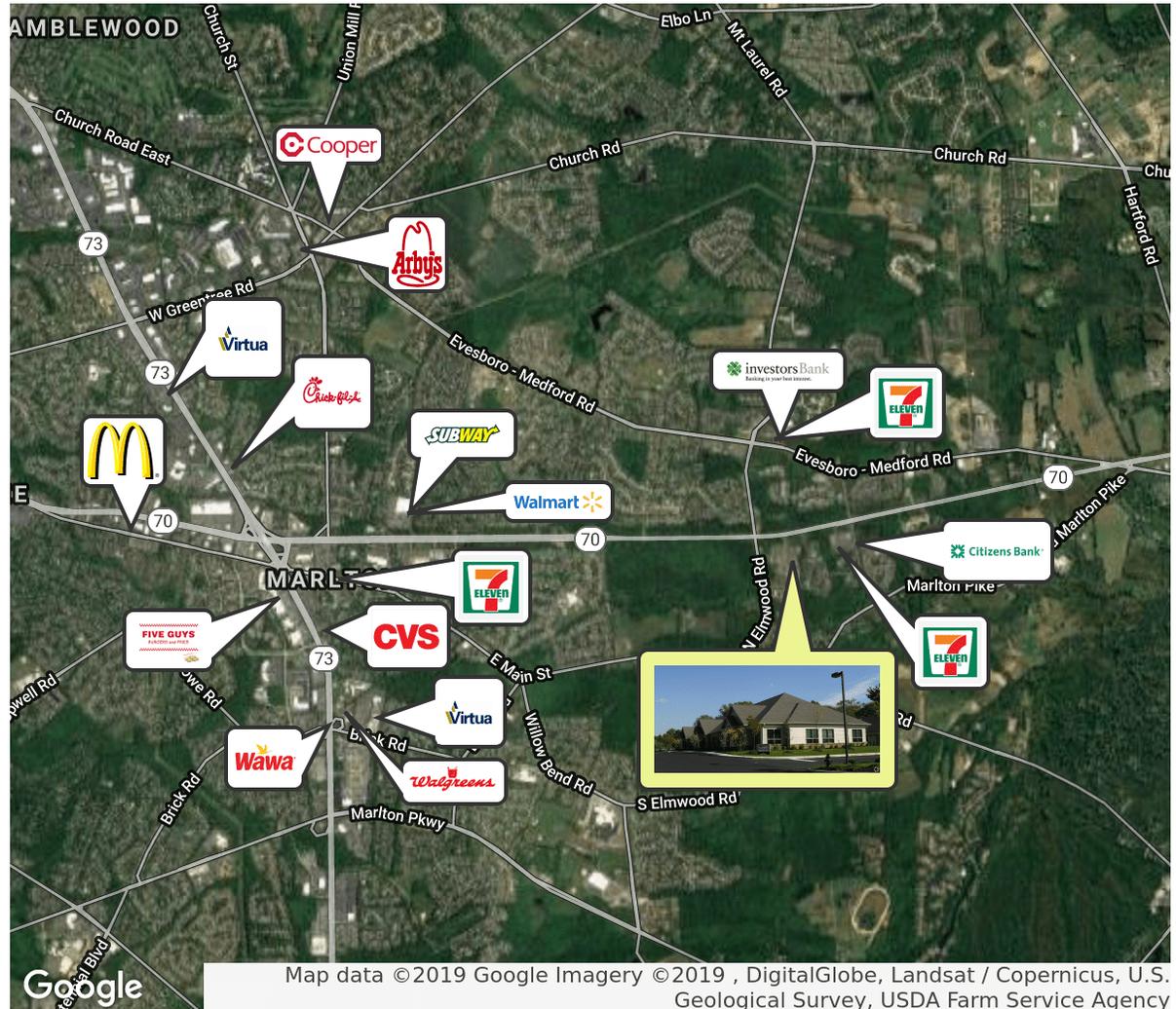
PROPERTY DESCRIPTION

- 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**
- 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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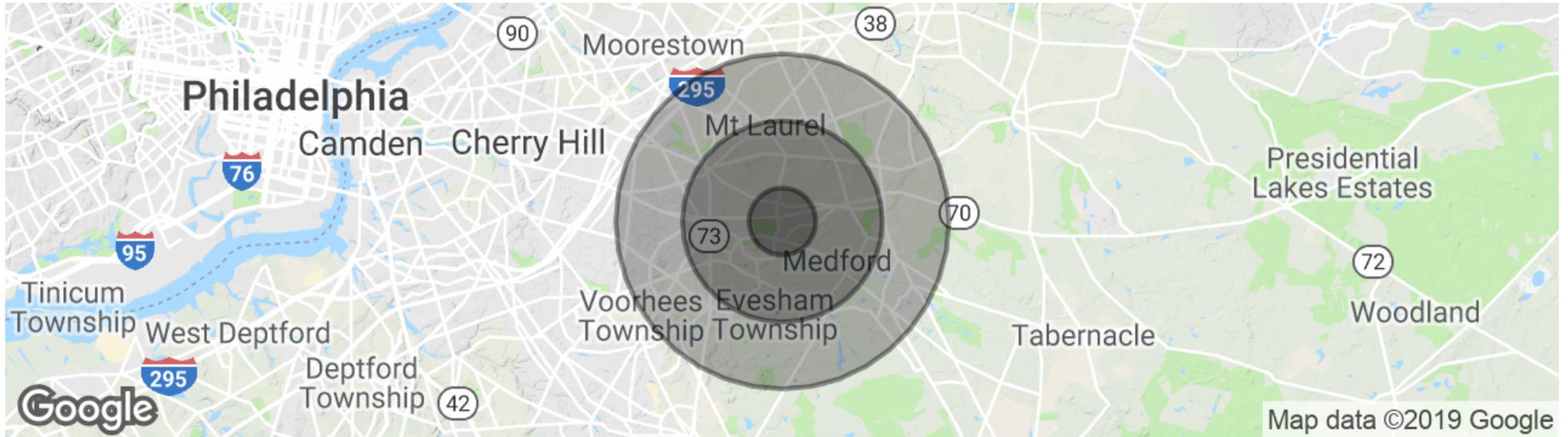
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DEMOGRAPHICS MAP & REPORT



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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