



PREMIER MOORESTOWN OFFICE SPACE FOR LEASE



236 ROUTE 38 WEST | MOORESTOWN, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)

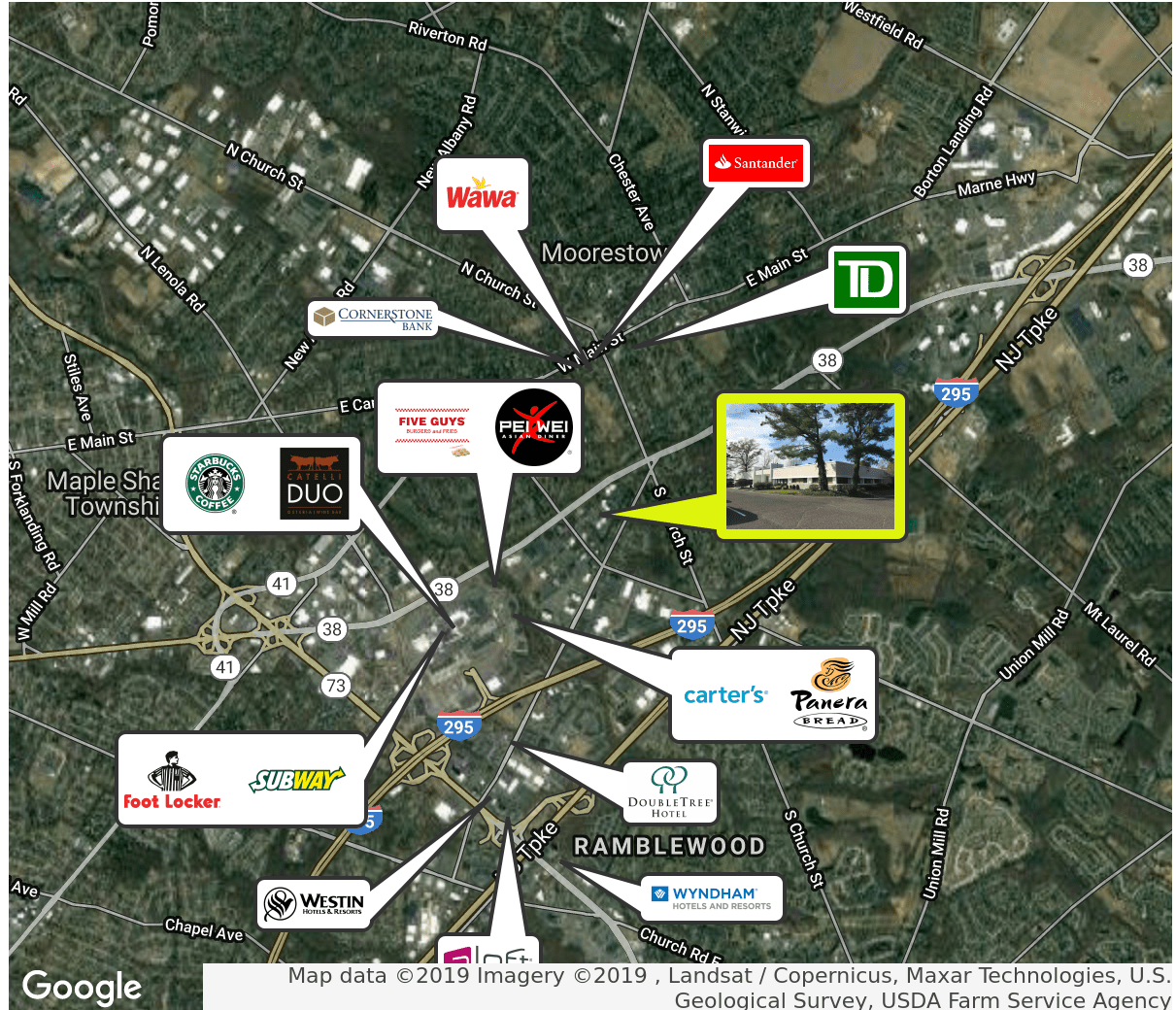


## PROPERTY DESCRIPTION

<b>Location</b>	236 Route 38 West Moorestown, NJ
<b>Size / SF Available</b>	4,416 SF
<b>Lease Price</b>	\$14.00 /SF (NNN)
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Building and suite signage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Single story office building with exterior and interior suite access</li> <li>• On-Site ownership and management</li> <li>• Ideal location for medical/professional user</li> <li>• Located within close proximity to The Westin, Doubletree Hotel, Aloft Mount Laurel Hotel, Miller's Ale House, Starbucks, Moorestown Mall and East Gate Square</li> <li>• Convenient access to Route 73, I-295 &amp; NJ Turnpike</li> </ul>

## Contact Us

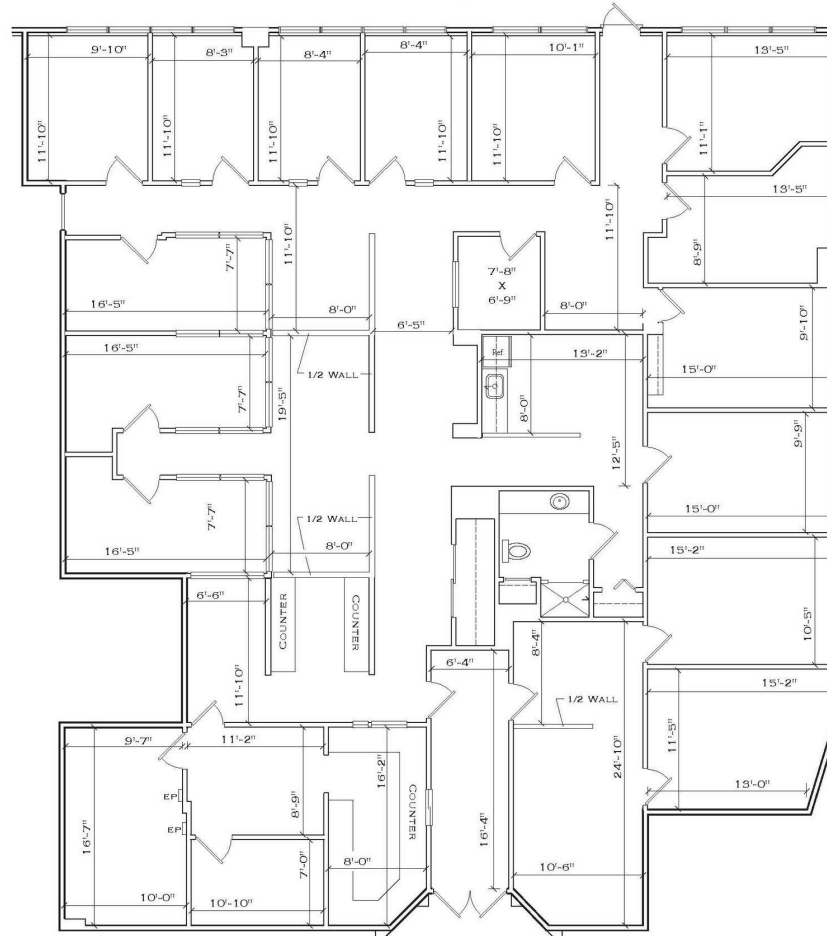
Jason Wolf Managing Principal 856.857.6301 jason.wolf@wolfcre.com	Christopher Henderson Principal & Vice President 856.857.6337 chris.henderson@wolfcre.com
--	--



follow us:    

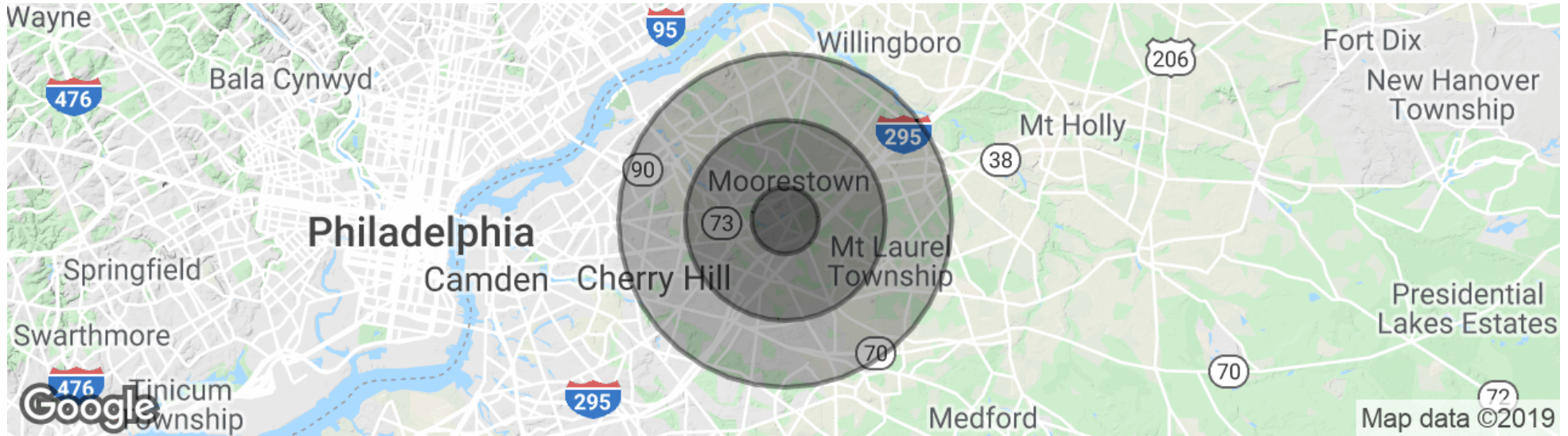
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

SUITE 110 - FLOOR PLAN



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.

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,207	63,030	184,953
Median age	45.2	41.3	42.0
Median age (Male)	44.3	40.0	40.4
Median age (Female)	47.3	42.8	43.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,354	25,116	70,771
# of persons per HH	2.6	2.5	2.6
Average HH income	\$108,061	\$100,348	\$103,221
Average house value	\$407,036	\$371,729	\$316,256

\* Demographic data derived from 2010 US Census



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.