

NEWLY CONSTRUCTED MARLTON RETAIL/OFFICE LEASING OPPORTUNITY



THE SHOPPES AND OFFICES AT RENAISSANCE SQUARE | MARLTON, NJ



Wolf Commercial Real Estate WWW.WOIfCRE.com





ROUTE 70 & NORTH LOCUST AVENUE 1 MARLTON, NJ

construction

Property/Area Description

Location	Route 70 & North Locust Avenue Marlton, NJ 08053
Size/SF Available	Retail: 992 - 6,387 SF Office: 10,779-39,720 SF
Lease Price	Call for more information
Signage	New pylon/monument signage
Parking	Ample parking
Property/Area Description	Anchor & in-line spaces available
	 New Pylon/Monument Signage
	 Available for immediate occupancy
	 Two (2) full service sit down restaurants
	 Two way average daily traffic - 37,500 cars per day
	 Located on Route 70 and within convenient access to
	Route 73 & I-295
	 338 New Luxury Rental Apartments under constructio
	 Join Virtua & Evesham Mortgage
	 Open space environment with new jogging paths,

walkways and pond

Owned & Managed by RD Management, LLC



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EXISTING TENANTS



VIRTUA:

Virtua is one of New Jersey's largest, non-profit health systems, Virtua provides comprehensive health care services to achieve its mission to help people be well, get well and stay well. Virtua provides services through Virtua Medical Group with 500 physicians and other clinicians, and at its urgent care centers, hospitals, ambulatory surgery centers, health and wellness centers, fitness centers, home health services, long-term care and rehabilitation centers, and paramedic program.

CHILDREN OF AMERICA:

Children of America provides a warm, safe and fun environment that helps your child devcelop socially, emotionally, physically, and intellectually. COA provides care for all agest from Infants to School aged children. They also have an enrichment and Summer Camp programs.

EVESHAM MORTGAGE:

Evesham Mortgage is committed to helping home buyers find the right mortgage product for their needs. Every borrower is different and Evesham Mortgages offer a variety of products to meet the needs of individuals. The process of securing a mortgage is made simple and straight forward by offering the latest financial tools that enable buyers to make sound financial choices. Evesham Mortgage has over 50 years of Experience in the Mortgage business.

OTHER NOTABLE TENANTS:

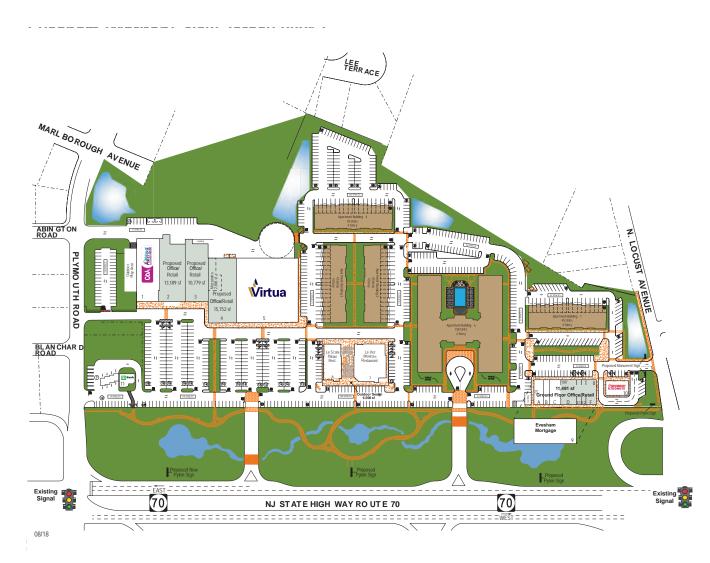
La Scala Italian Restaurant La Vez Mexican Restraurant Gaetano's Pizzeria Hair Cuttery Pink Petal Mani Dunkin Donuts TD Bank



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SITE MAP



1. Children of America 10,000 sf 2. Proposed Office/Retail (84' x 165.5' irr.) 13,189 sf 3. Proposed Office/Retail (65' x 165.5' irr.) 10,779 sf 4. Proposed Office/Retail (84.5' x 165.5' irr.) 15,752 sf Mezzanine 2,865 sf 5. Virtua Medical Group 32,568 sf 6. La Scala Italian Restaurant 5,160 sf 7. La Vez Mexican Restaurant 9,463 sf 8. Ground Floor Office/Retail Strip (180' x 70') 11,491 sf A. Gaetano's Pizzeria & Cheesesteaks 2,070 sf B. Hair Cuttery 1,050 sf C. Pink Petal Mani 1,953 sf D. Proposed Office/Retail (15' x 70') 2,450 sf E1. Proposed Office/Retail (15' x 70') 922 sf E2. Proposed Office/Retail (15' x 70') 922 sf F. Proposed Office/Retail (35' x 70') 1,953 sf 9. Evesham Mortgage 12,753 sf 10. Dunkin Donuts 2,600 sf 11. TD Bank (Existing) 1,300 sf 1,300 sf	Tenant Key		
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10. Dunkin Donuts2,600 sf	F. Proposed Office/Retail	(35' x 70')	1,953 sf
	9. Evesham Mortgage		12,753 sf
11. TD Bank (Existing) 1,300 sf	10. Dunkin Donuts		2,600 sf
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Residential Key

Total Apartments	338 units
Apartment Building 5	<u>158 units</u>
Apartment Building 4	45 units
Apartment Building 3	45 units
Apartment Building 2	45 units
Apartment Building 1	45 units

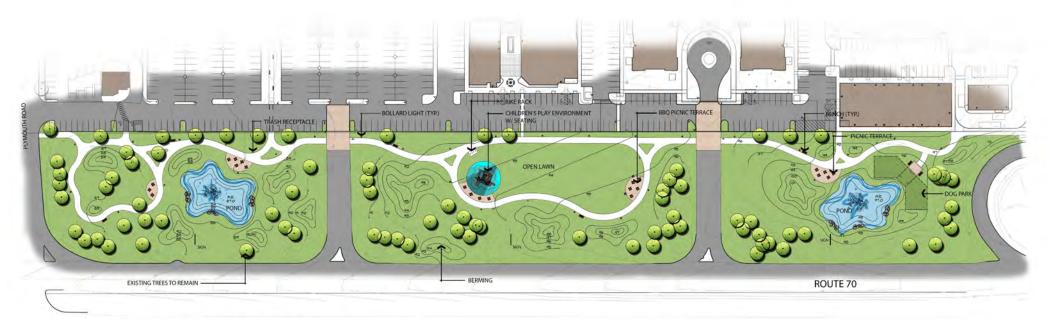
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PARK CONCEPT SKETCH





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AREA OVERVIEW MAP



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LUXURY RENTAL APARTMENTS

LUXURY RENTAL APARTMENTS



338 New Luxury Residences

BUILDING NUMBER

APARTMENT UNITS

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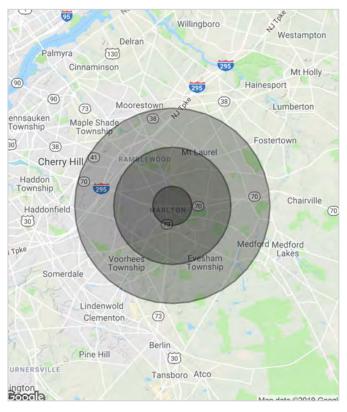
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DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS					
	1 MILE	3 MILES	5 MILES	7 MILES	10 MILES
POPUTLATION					
2023 (PROJECTION)	9,964	67,069	150,329	299,062	640,574
2018 (ESTIMATE)	9,989	67,462	150,981	301,066	644,283
2010 CENSUS	10,093	67,519	151,693	300,375	645,841
NUMBER OF HH					
2023 (PROJECTION)	4,188	27,729	62,229	125,531	262,194
2018 (ESTIMATE)	4,401	26,967	60,533	122,504	256,062
2010 CENSUS	3,901	25,919	58,388	117,278	246,315
AVERAGE HH INCOME					
2023 (PROJECTION)	\$126,512	\$155,907	\$162,288	\$149,612	\$106,239
2018 (ESTIMATE)	\$106,691	\$127,548	\$132,752	\$122,512	\$128,422
2010 CENSUS	\$88,744	\$102,476	\$109,136	\$100,301	\$87,693
MEDIAN AGE					
2018 (ESTIMATE)	43.3	43.3	43.4	42.2	40.5
DAYTIME POPULATION					
2018 (ESTIMATE)	11,176	70,404	159,496	307,728	528,974

TRAFFIC COUNT						
STREET	AVG DAILY VOL	MILES FROM PROPERTY				
State Route 70 & Plymouth Dr	32,021	0.13				
E Main St & Oak Ln	13,174					



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For More Information Contact

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