



PREMIER MOUNT LAUREL FLEX SHOWROOM AVAILABLE FOR LEASE



1205 ROUTE 73 | MOUNT LAUREL, NJ



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





## PROPERTY DESCRIPTION

**Location** 1205 Route 73  
Mount Laurel, NJ 08054

**Size / SF Available** 24,000 SF

**Lease Price** \$13.00/yr (NNN)

**Signage** Building and Pylon Signage Available

**Property / Area Description**

- Fully air conditioned building with 6 new Trane HVAC Units
- Dominant high profile location
- Ground Lease opportunity
- Access to Church Rd.
- Easily accessible from both sides of Route 73
- Located within minutes of Exit 4 of the New Jersey Turnpike
- Located within minutes of Exit 36 of I-295
- Abundant Parking
- Surrounded by a wide variety of commercial/professional uses as well as densely populated residential neighborhoods
- Local ownership & management
- Trade area enjoys strong demographics for income and population



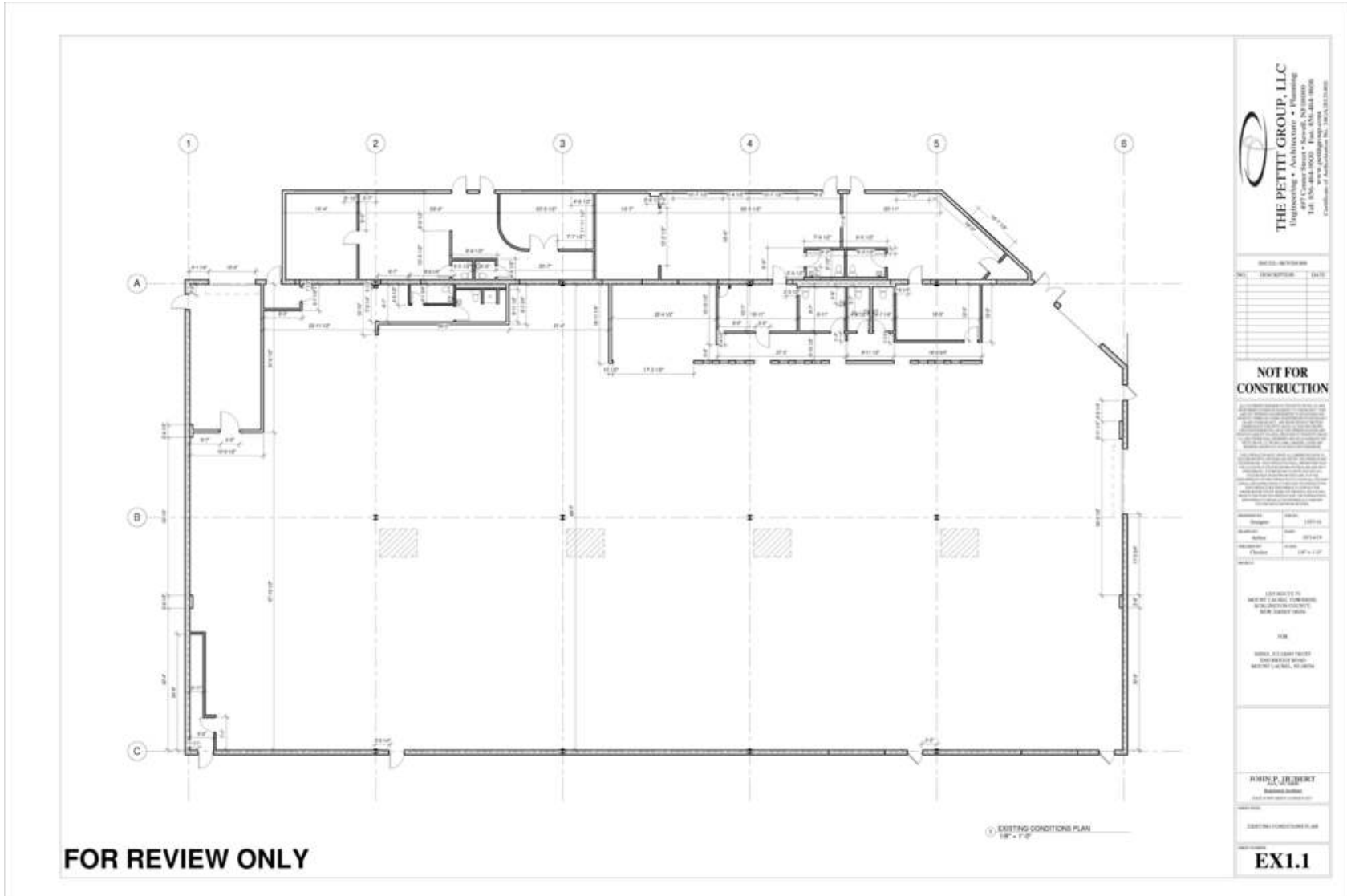
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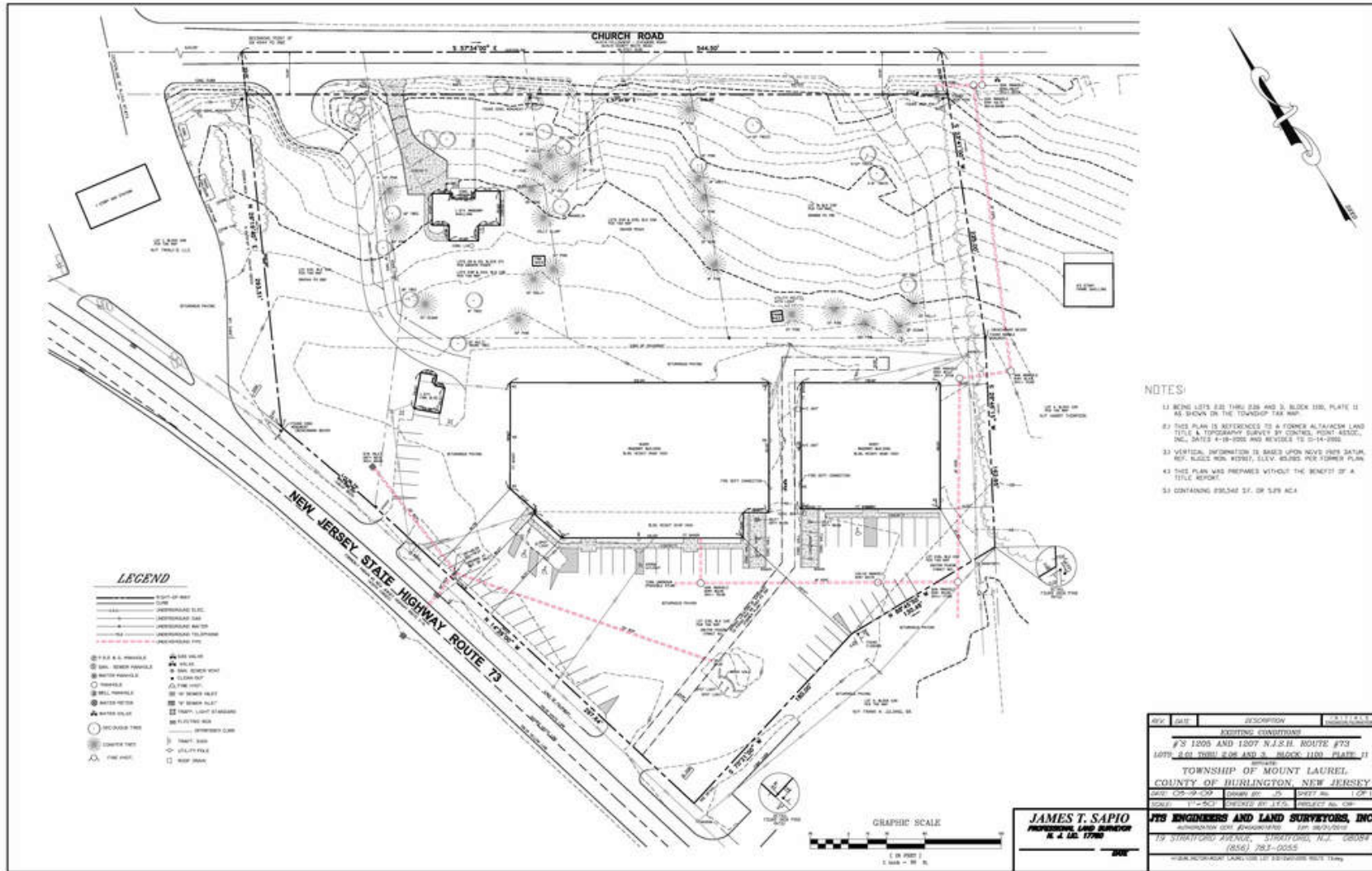
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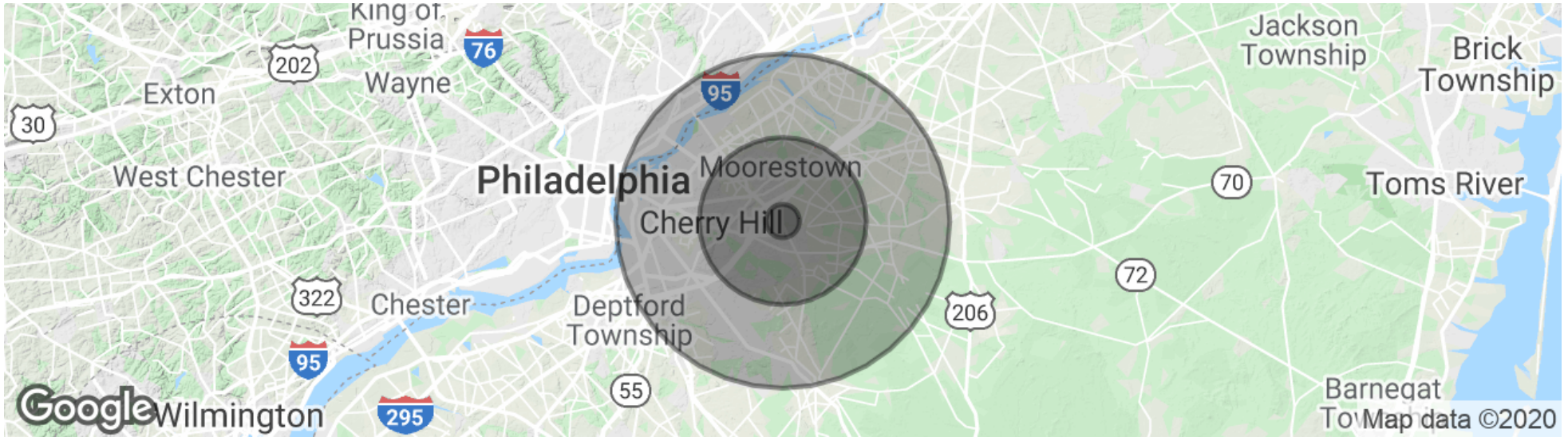
## SITE PLAN



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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,132	192,759	785,358
Average age	40.7	42.2	39.7
Average age (Male)	41.1	40.5	38.3
Average age (Female)	41.6	43.9	41.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,599	73,070	297,718
# of persons per HH	2.7	2.6	2.6
Average HH income	\$100,665	\$107,807	\$88,005
Average house value	\$326,344	\$332,284	\$281,354

\* Demographic data derived from 2010 US Census

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