



1 HOLTEC DRIVE | MARLTON, NJ



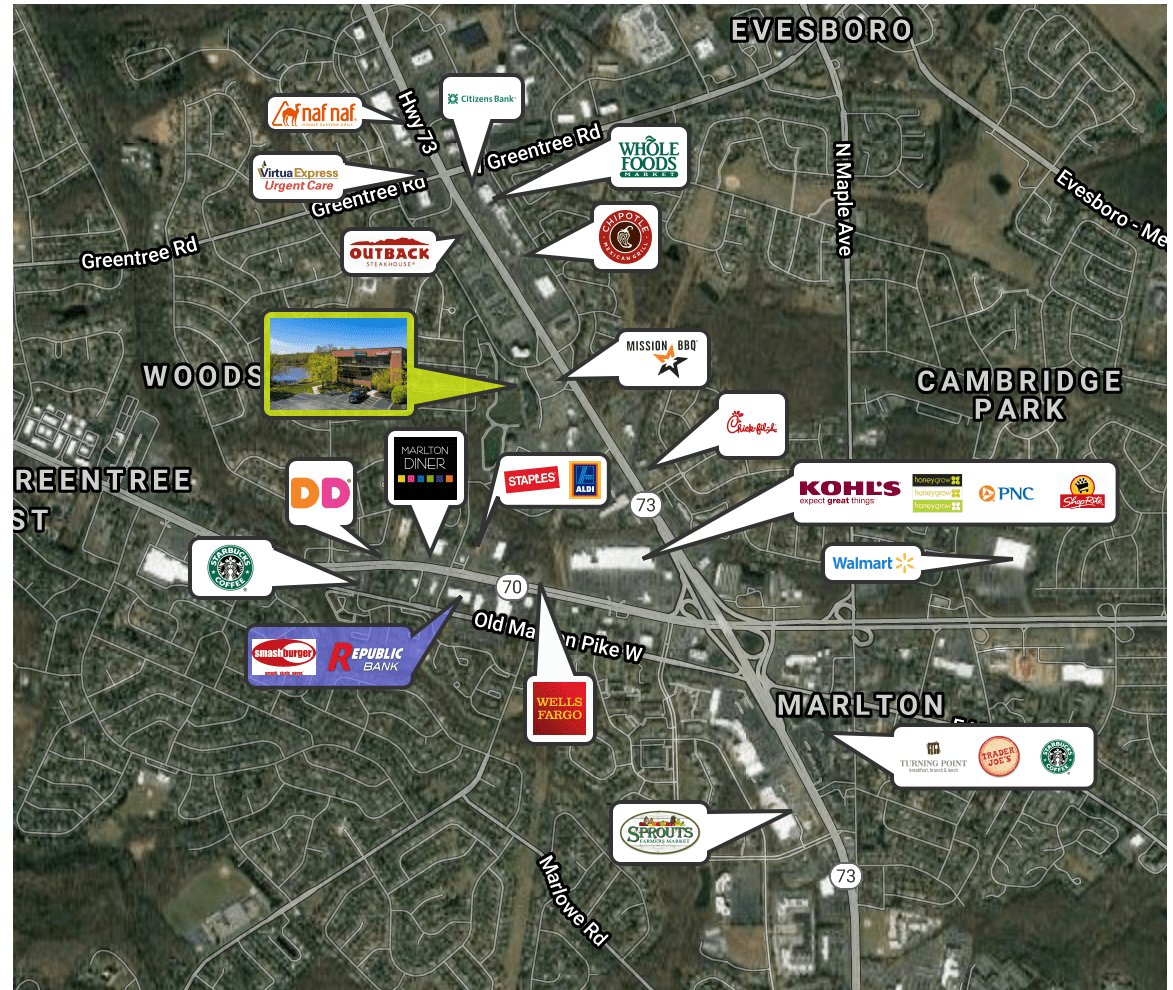
## PROPERTY DESCRIPTION

- Location** One Holtec Drive  
Marlton, NJ 08053
- Size / SF Available** 2nd Floor – 1,876 SF
- Lease Price** Call for more information
- Property / Area Description**
- Class “A” corporate office building situated in a premier office park setting location
  - Surrounded by amenities, scenic water views, two-mile walking trails, ample parking, solar power, LED lighting and an outdoor patio overlooking the pond with seating area
  - Strategically located in the heart of the Marlton Business District
  - Directly off Route 73 North minutes from I-295, New Jersey Turnpike and Route 70
  - On-Site Property Management
  - Conveniently situated within minutes of numerous restaurants, retail and hotels
  - Impressive recently renovated interiors
  - Join National Integrity Title Agency, Gateway Mortgage Group, Console & Associates, P.C., Philadelphia Truck Lines, Eastern Alliance and Claritas Financial Partners

## Contact Us

Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com

Michael Scanzano  
Associate  
856.857.6386  
mike.scanzano@wolfcre.com



follow us:    

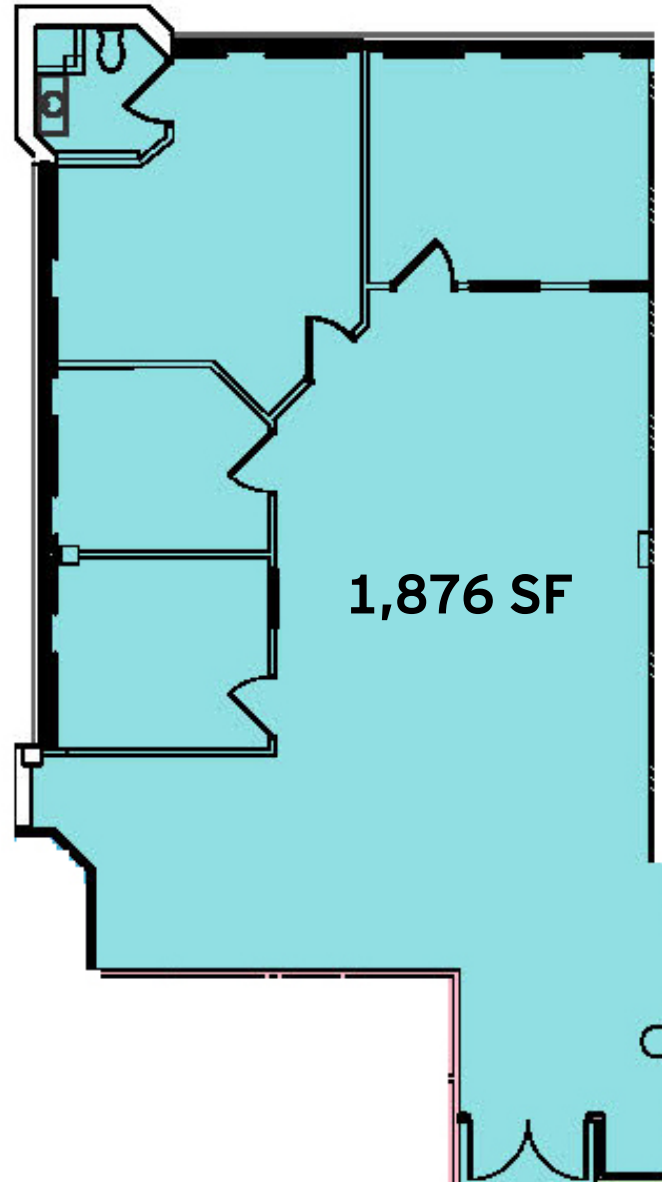
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



ADDITIONAL PHOTOS



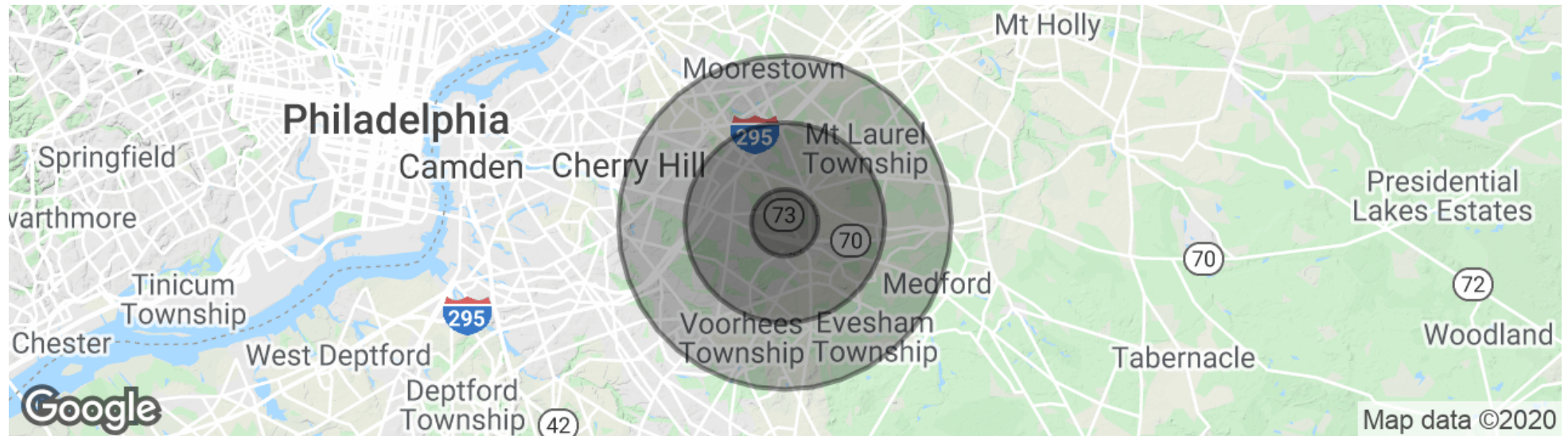
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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, omission, change of price, prior sale or withdrawal from market without notice.



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,306	74,981	183,677
Average age	39.6	42.0	42.0
Average age (Male)	39.3	40.4	40.4
Average age (Female)	39.9	43.8	43.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,779	27,513	69,270
# of persons per HH	2.5	2.7	2.7
Average HH income	\$90,507	\$110,169	\$110,071
Average house value	\$290,958	\$325,121	\$360,647

\* 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.