



1 HOLTEC DRIVE | MARLTON, NJ

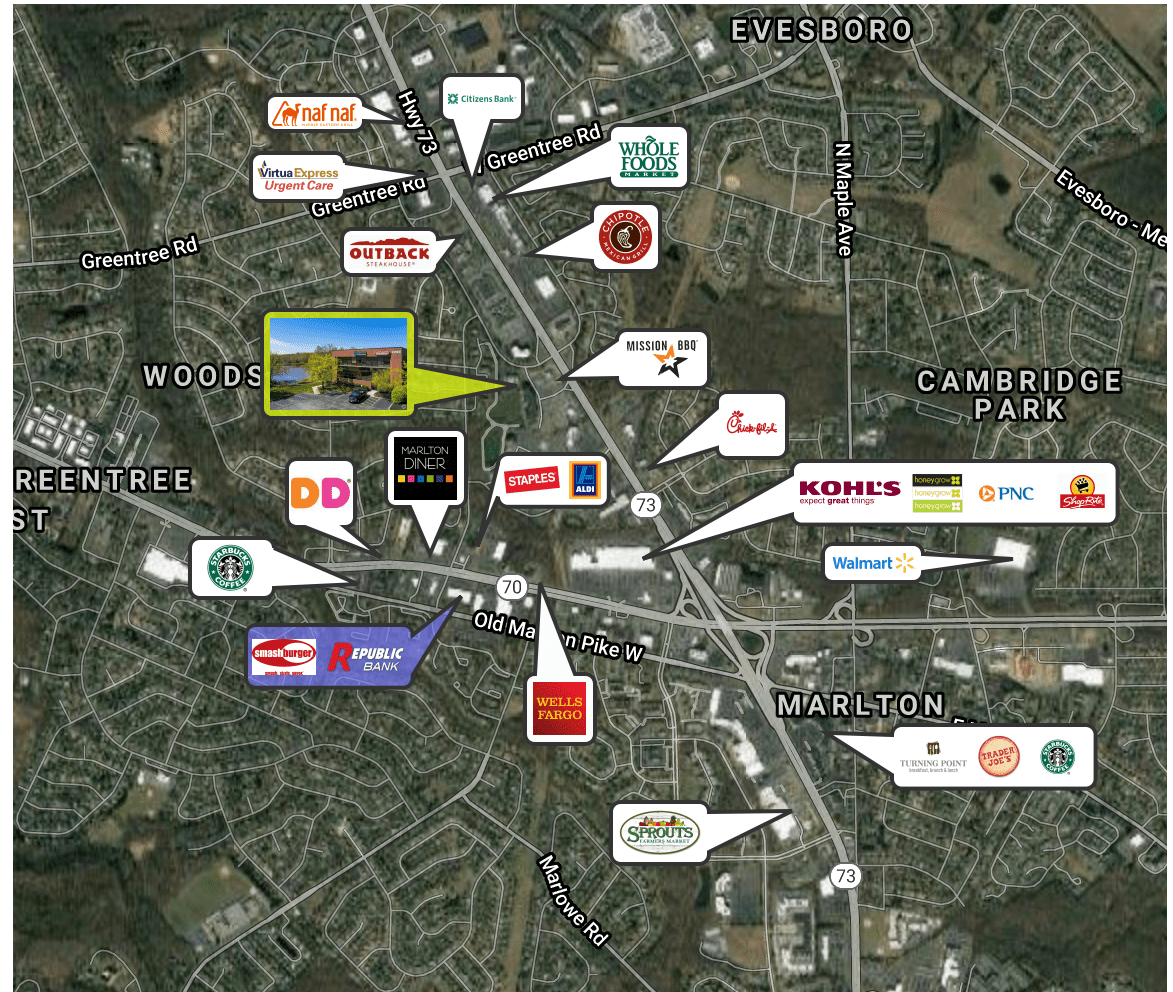
## PROPERTY DESCRIPTION

- Location** One Holtec Drive  
Marlton, NJ 08053
- Size / SF Available** 2nd Floor – 1,876 SF  
Garden Level –1,000-4,000 SF (Divisible)
- 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

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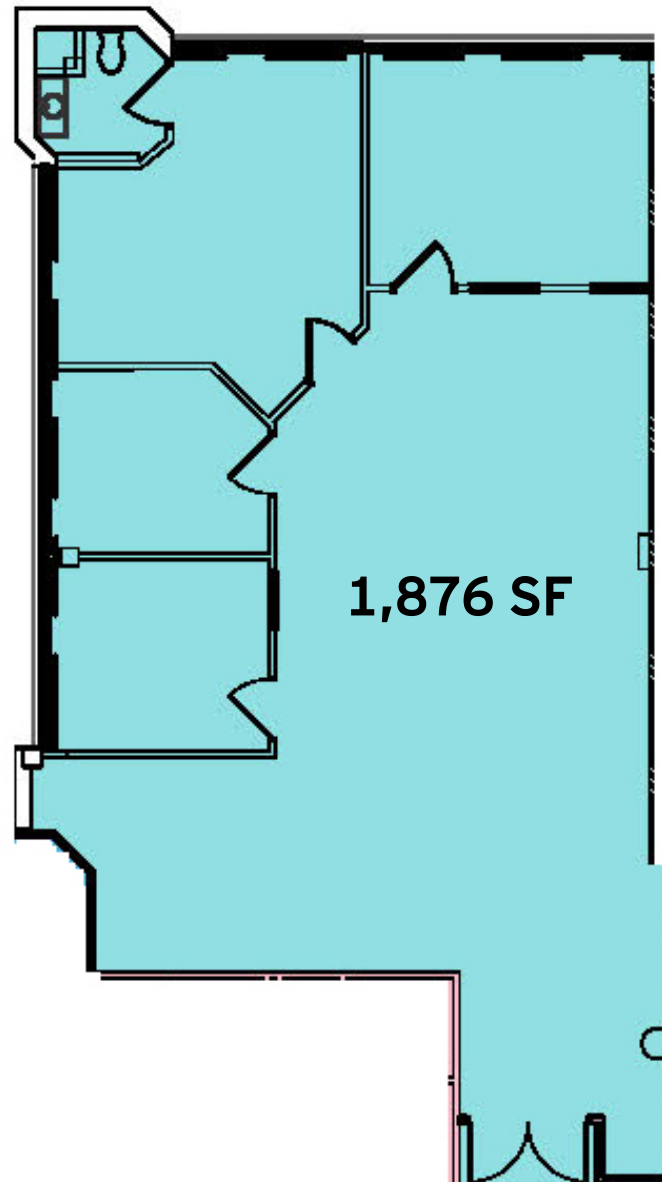
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ADDITIONAL PHOTOS

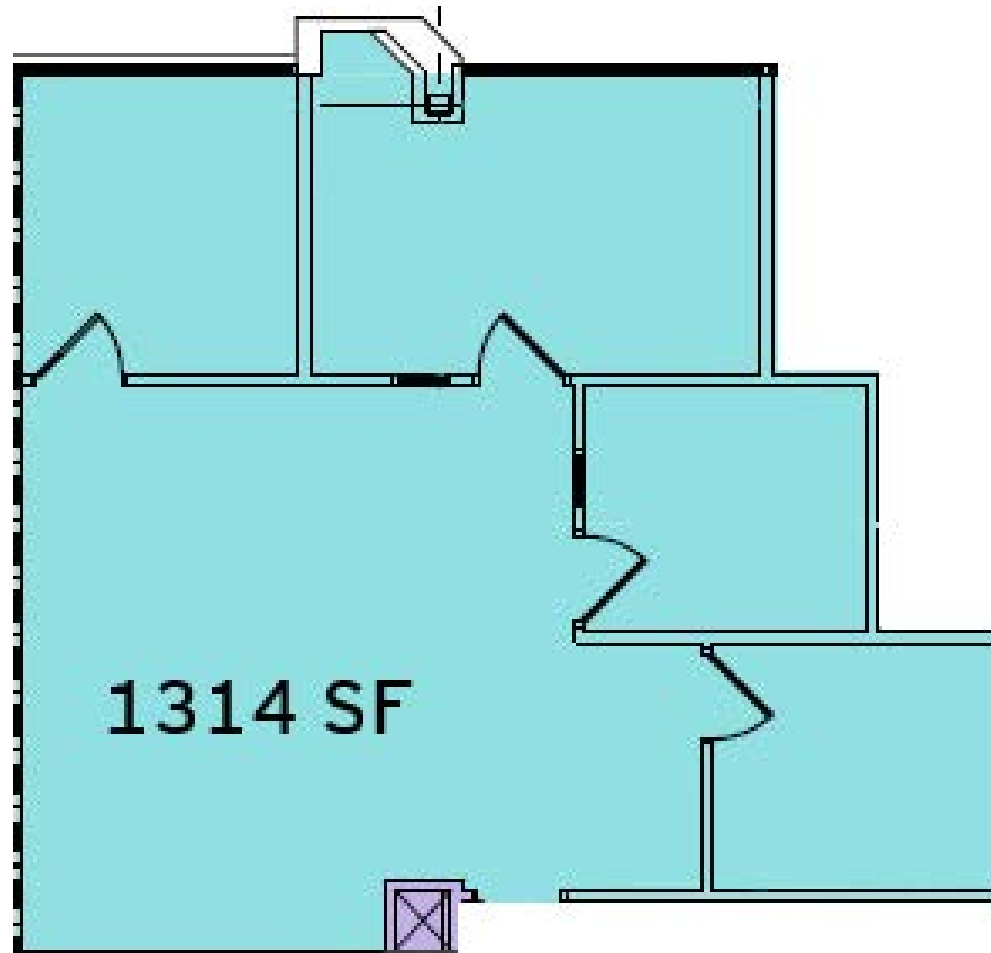


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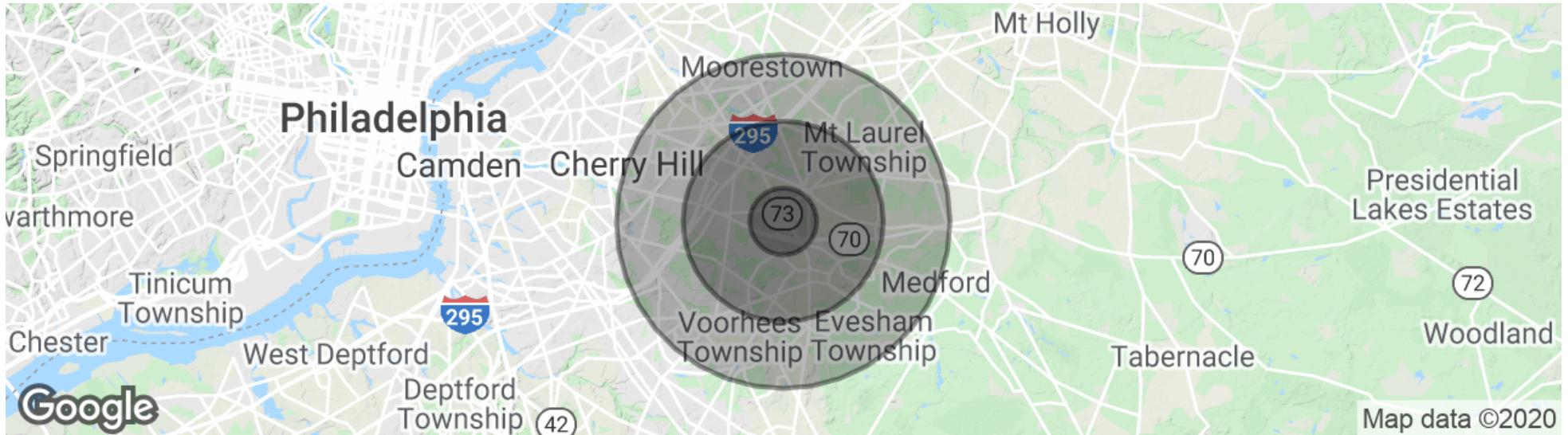
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**GARDEN LEVEL FLOOR PLAN**



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## 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



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