

PREMIER CLASS "A" MARLTON OFFICE SPACE AVAILABLE



1 HOLTEC DRIVE MARLTON, NJ 08053



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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location:	1 Holtec Drive Marlton, NJ 08053
Size/SF Available:	4,258 SF (Divisible)
Lease Price:	Call for information
Available:	March 1, 2024

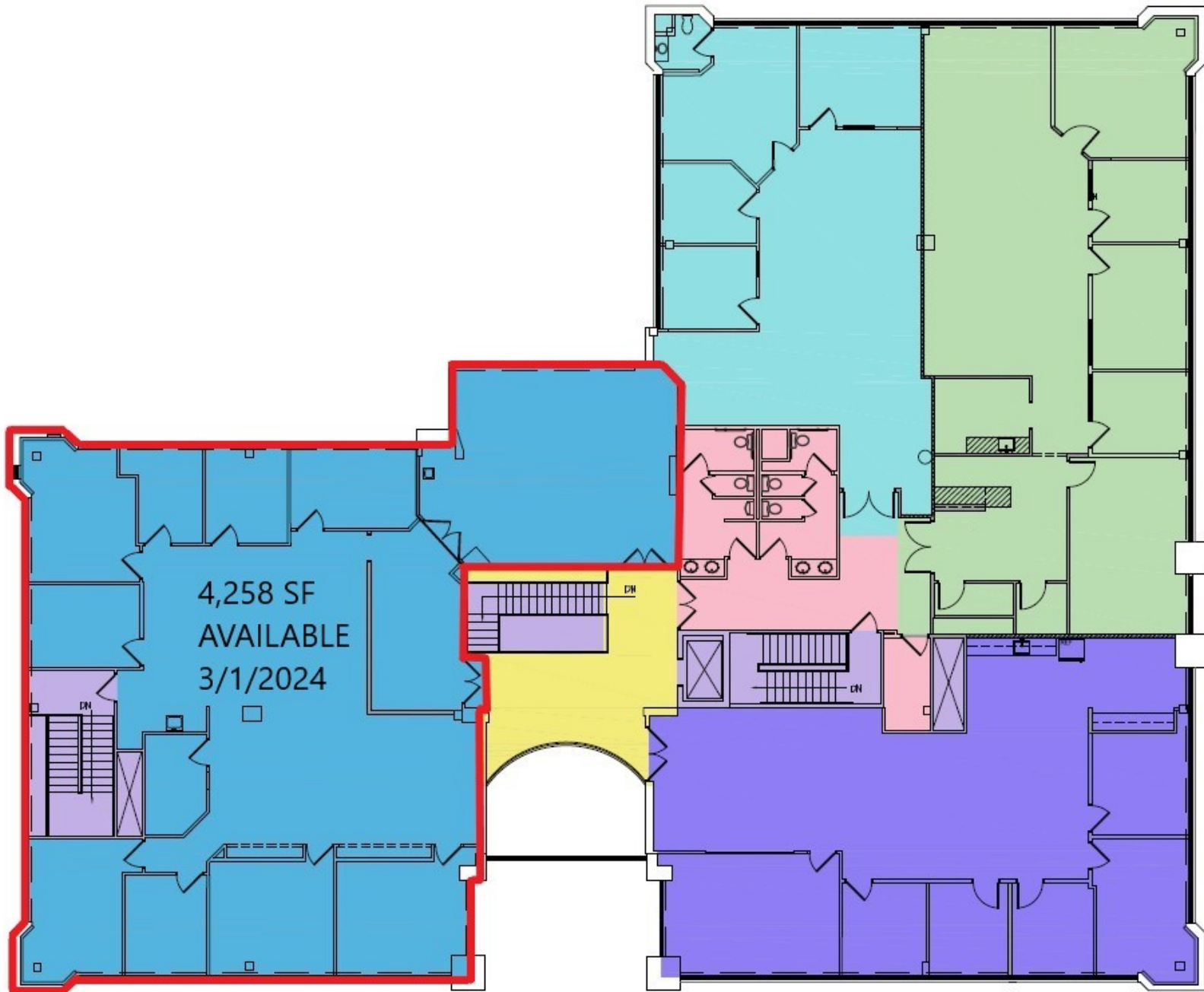


PROPERTY AREA/HIGHLIGHTS

- 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, Console & Associates, P.C., Panda Exteriors, Eastern Alliance and Claritas Financial Partners

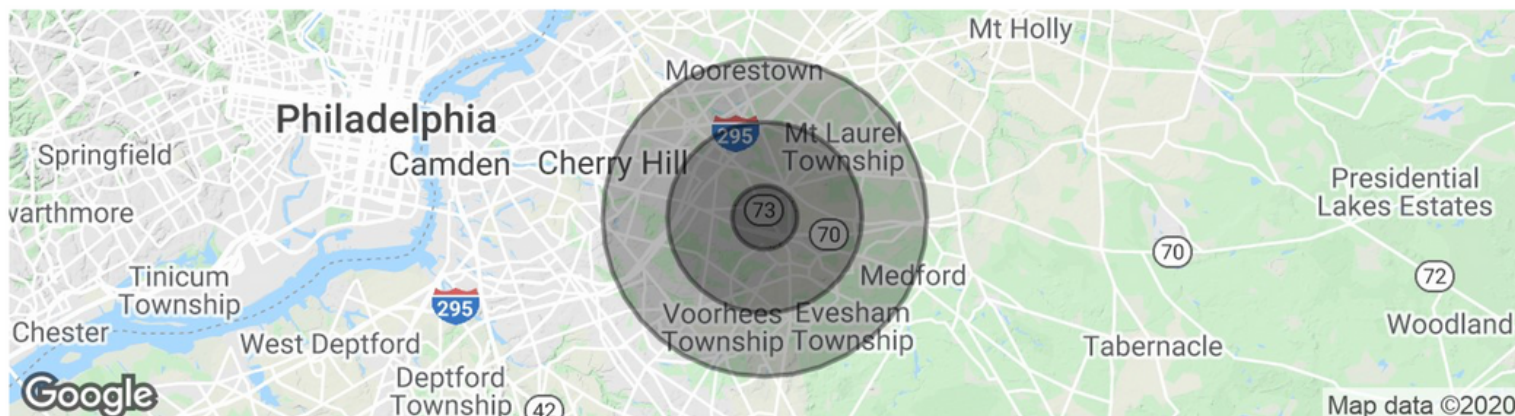
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FLOOR PLAN



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PROPERTY DEMOGRAPHICS



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



CONTACT

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