



3163 MARNE HIGHWAY | MOUNT LAUREL, NJ

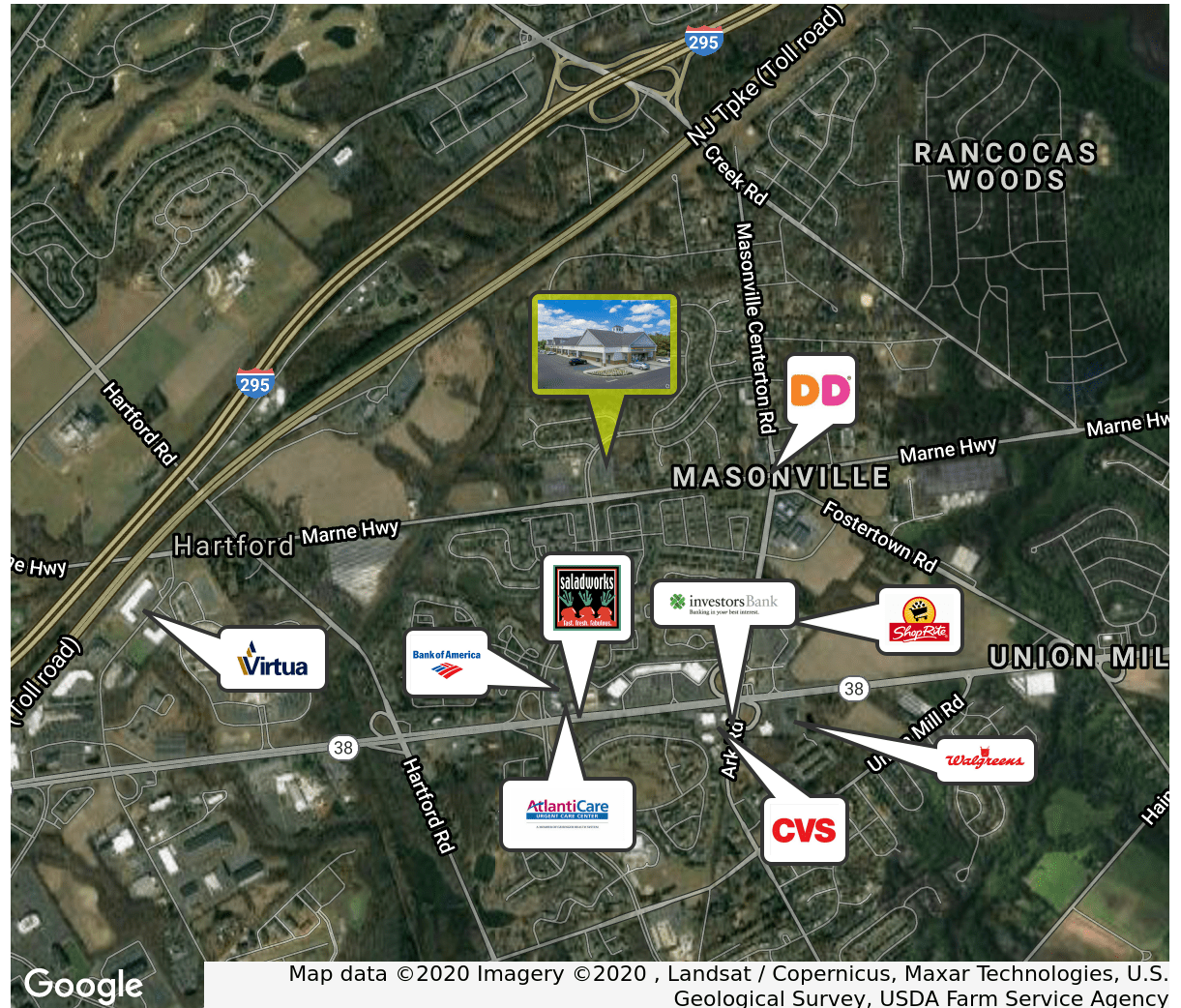


## PROPERTY DESCRIPTION

<b>Location</b>	3163 Marne Highway Mount Laurel, NJ 08054
<b>Size / SF Available</b>	4,000 SF
<b>Lease Price</b>	\$14.00 SF/NNN
<b>Signage</b>	Visible signage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Available for immediate occupancy</li> <li>• Abundant parking and visible signage</li> <li>• Conveniently located at the signalized intersection of the heavily traveled Marne Highway and Larchmont Blvd.</li> <li>• Easy access to Route 38 &amp; I-295</li> </ul>

## Contact Us

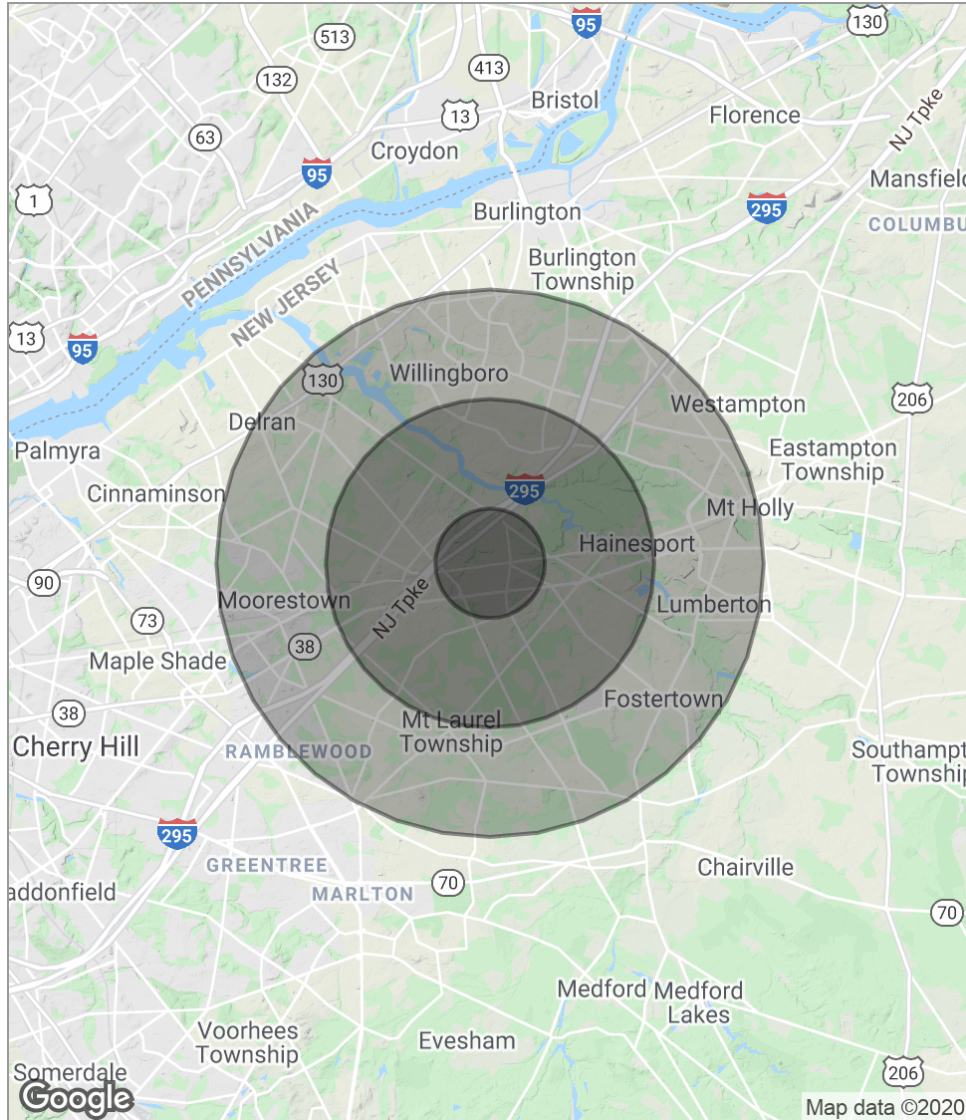
Bethany Brown  
Vice President  
856.857.6396  
bethany.brown@wolfcre.com



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.

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,484	45,791	132,601
Median age	38.6	40.9	40.6
Median age (male)	37.2	39.8	39.2
Median age (Female)	41.0	42.0	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,442	17,867	49,294
# of persons per HH	2.1	2.6	2.7
Average HH income	\$88,755	\$108,689	\$104,314
Average house value	\$314,518	\$342,886	\$299,042

*\* 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.