



MOUNT LAUREL OFFICE LEASING OPPORTUNITY



3163 MARNE HIGHWAY | MOUNT LAUREL, NJ 08054



Wolf Commercial Real Estate
www.WolfCRE.com

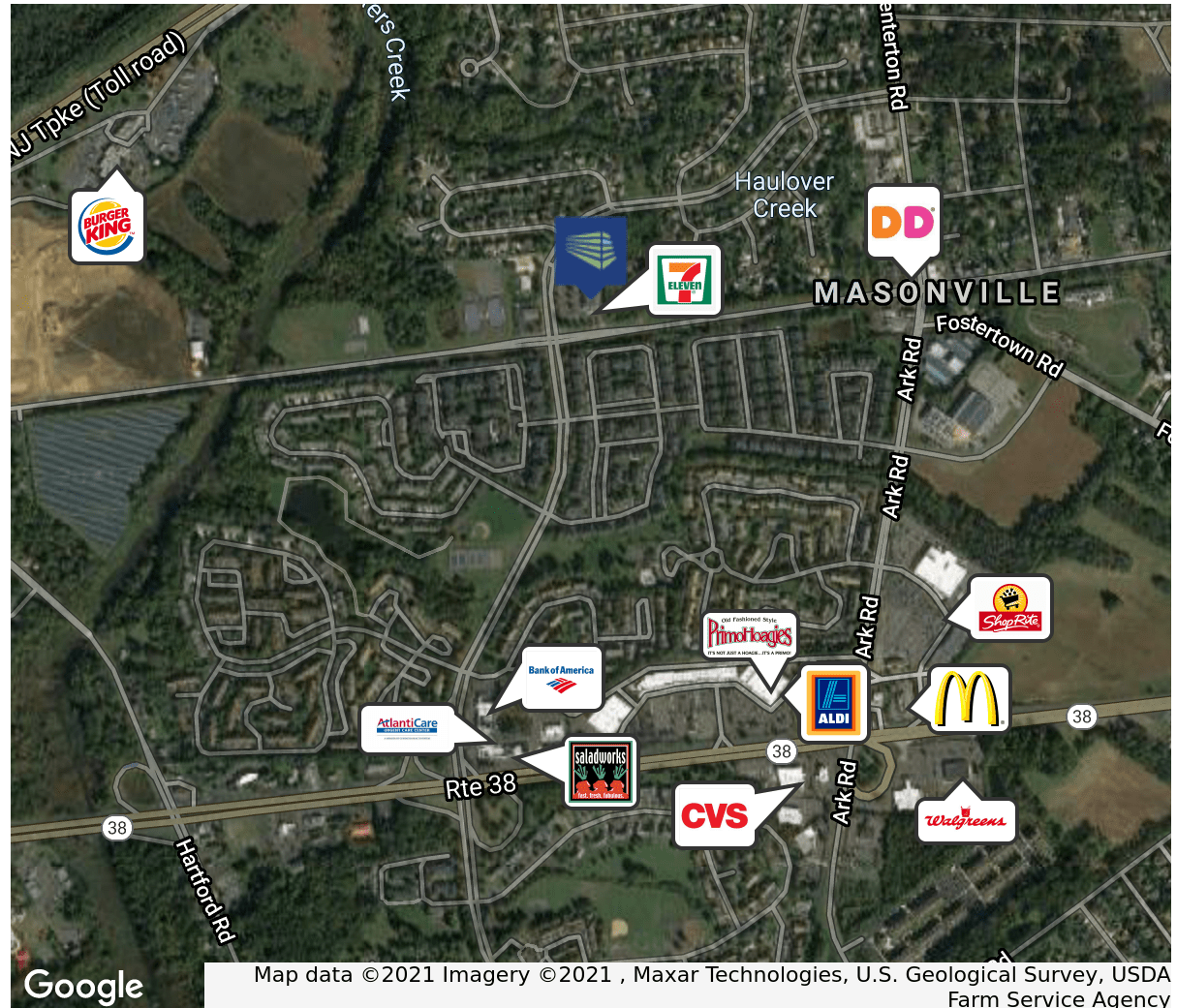


PROPERTY DESCRIPTION

| | |
|------------------------------------|--|
| Location | 3163 Marne Highway Mount Laurel, NJ 08054 |
| Size / SF Available | 4,000 SF |
| Lease Price | Call for Information |
| Occupancy | Available for immediate occupancy |
| Signage | Visible signage |
| Property / Area Description | <ul style="list-style-type: none"> • Move-in ready office space • 10 windowed offices • Large conference room • Private bathrooms • Private 24/7 access • Ample Parking • Located in a well maintained and landscaped neighborhood center offering convenience and restaurant amenities • Easy access to Route 38 and Interstate 295 |

Contact Us

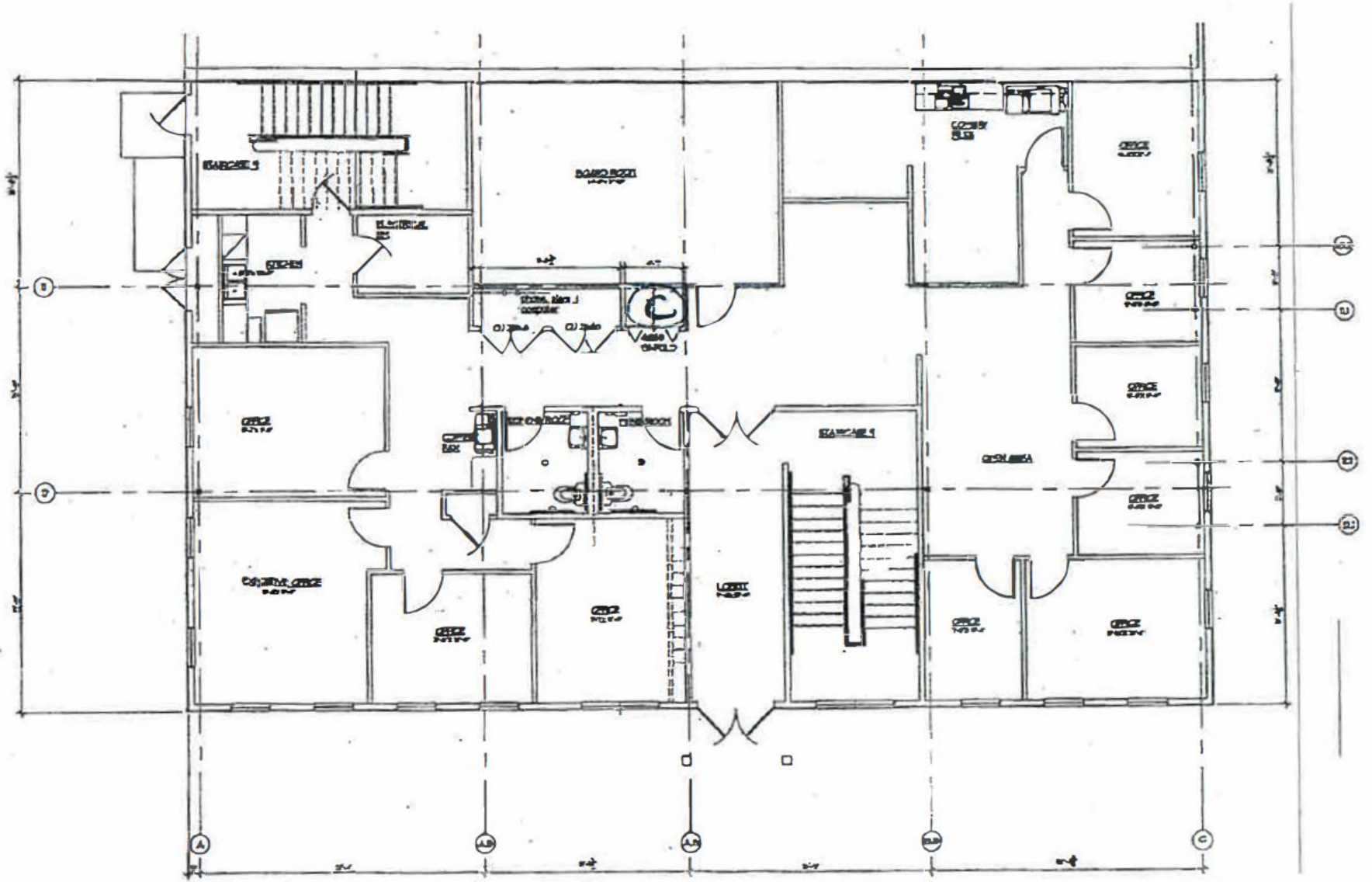
Bethany Brown
Vice President
856.857.6396
bethany.brown@wolfcre.com



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FLOOR PLANS



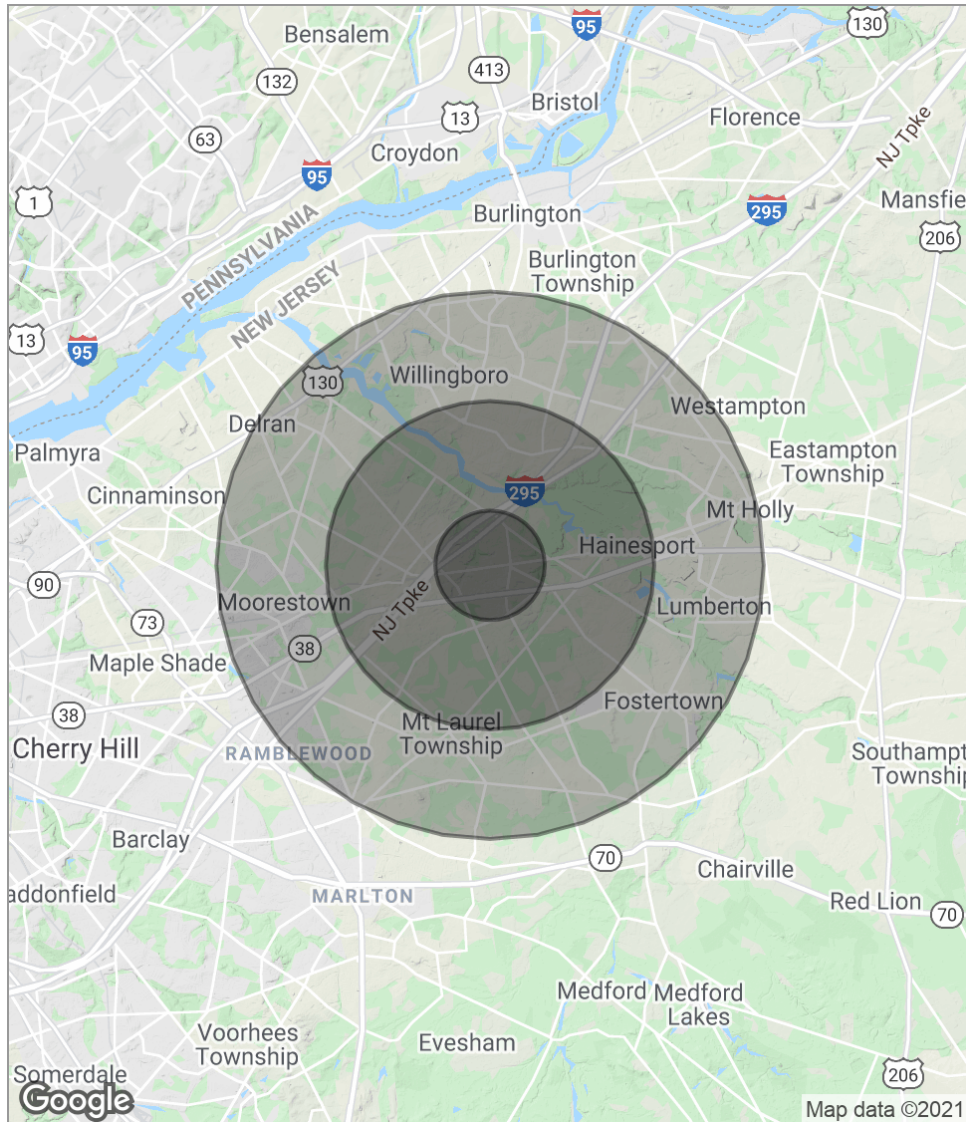
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ADDITIONAL PHOTOS



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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*

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