



## MOUNT LAUREL OFFICE LEASING OPPORTUNITY



3163 MARNE HIGHWAY | MOUNT LAUREL, NJ 08054



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



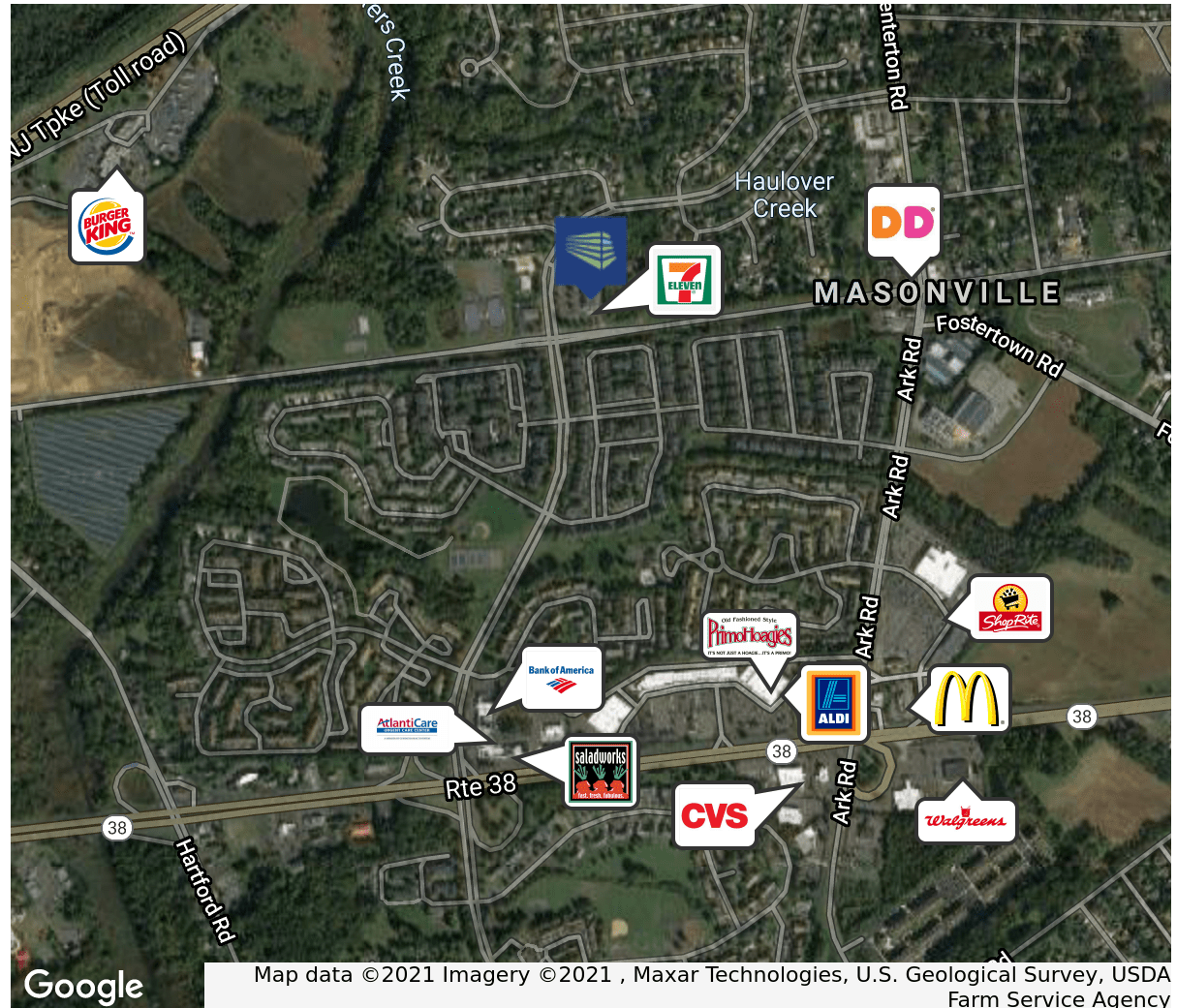


## PROPERTY DESCRIPTION

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

## Contact Us

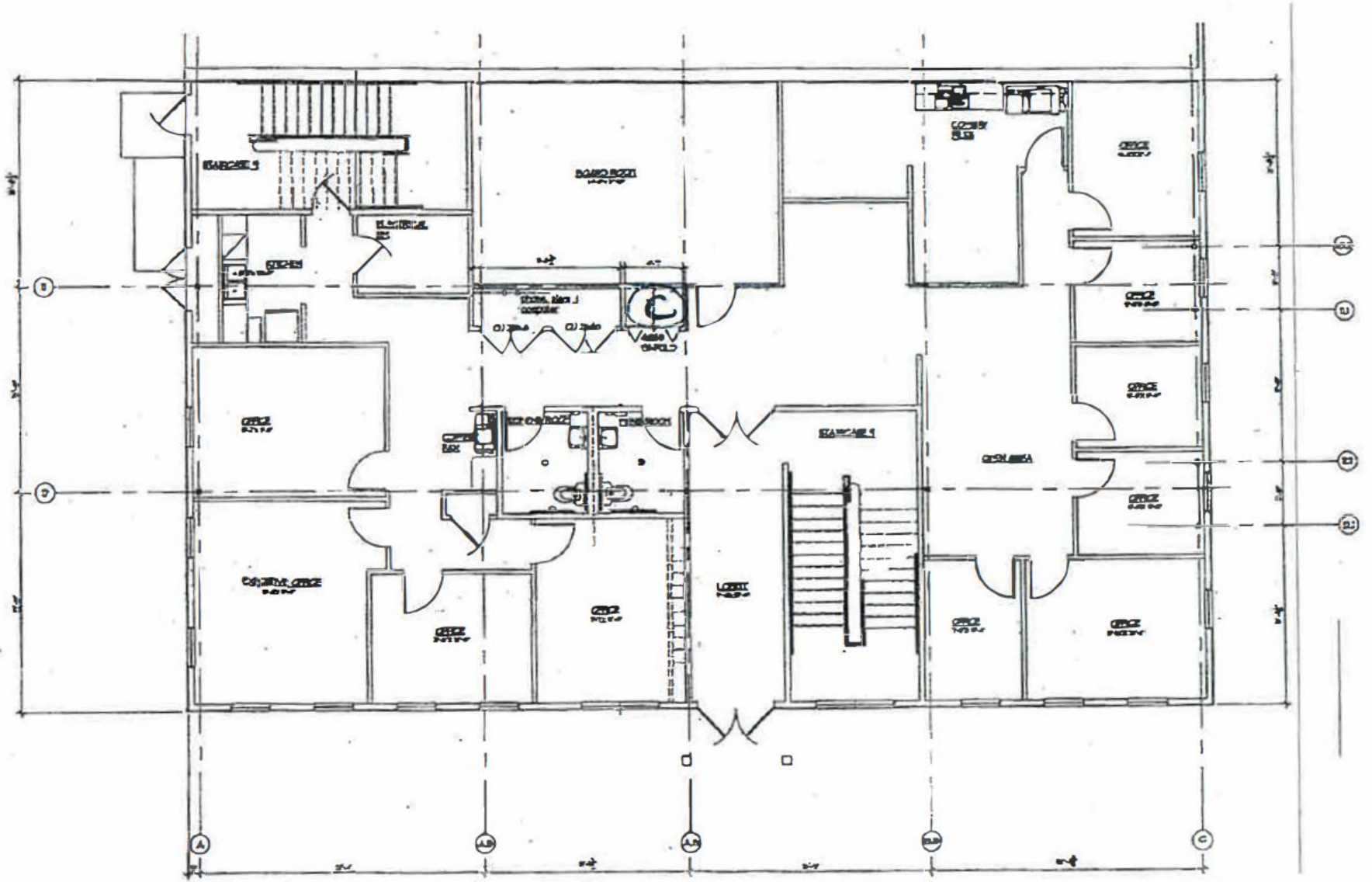
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FLOOR PLANS



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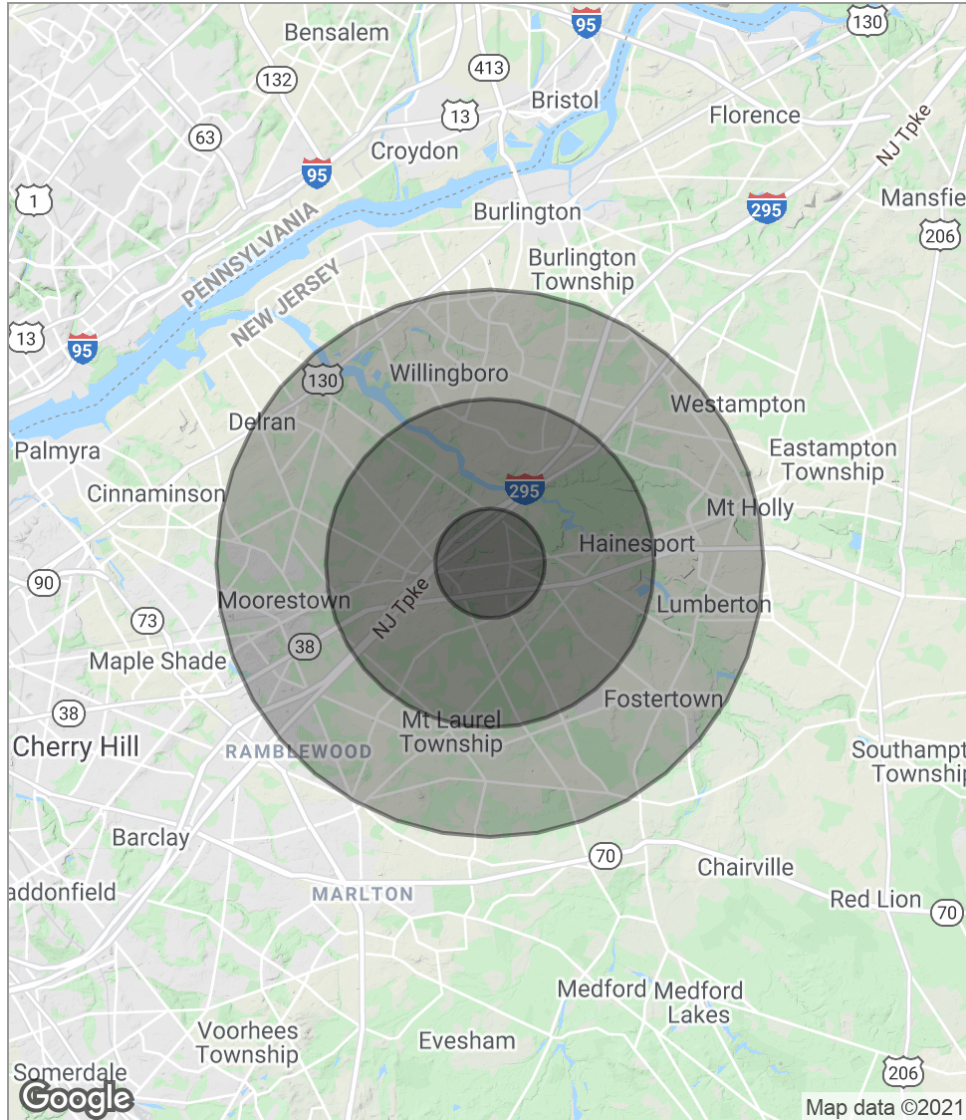


ADDITIONAL PHOTOS



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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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