



WHARTON
EQUITY PARTNERS

HIGHLY VISIBLE LIGHT INDUSTRIAL BUILDING FOR LEASE



77 OLD KINGS HIGHWAY | MAPLE SHADE, NJ 08052



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location	77 Old Kings Highway Maple Shade, NJ 08052
Size / SF Available	22,680 SF
Lease Price	Call for information
Property / Area Description	<ul style="list-style-type: none"> • Occupancy is Q1 2022 • Situated on 1.96 acre lot • 17' ceiling height • 4 loading docks • Zoned as Planned Development (PD) • Located right off highly trafficked Routes 38 and 73 • Immediate access to Routes 38, 73, and 41 • Easy access to NJ Turnpike and I-295 • Close proximity to banks, retailers and restaurants • 15 minutes from Walt Whitman & Ben Franklin Bridges • 10 minutes from Tacony Palmyra Bridge

Contact Us

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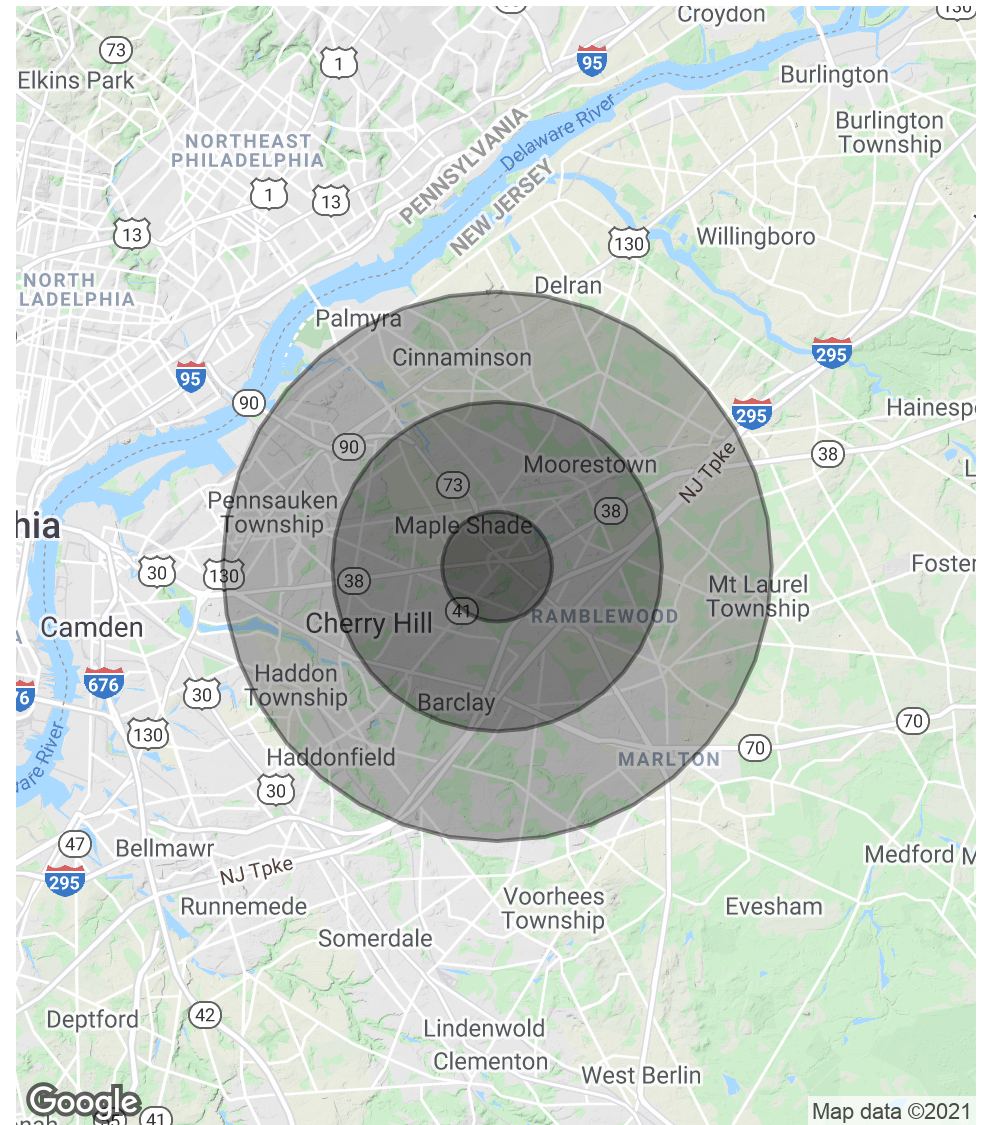
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,131	81,088	214,665
Average age	36.6	42.1	41.9
Average age (Male)	35.2	40.4	40.4
Average age (Female)	37.9	44.0	43.4

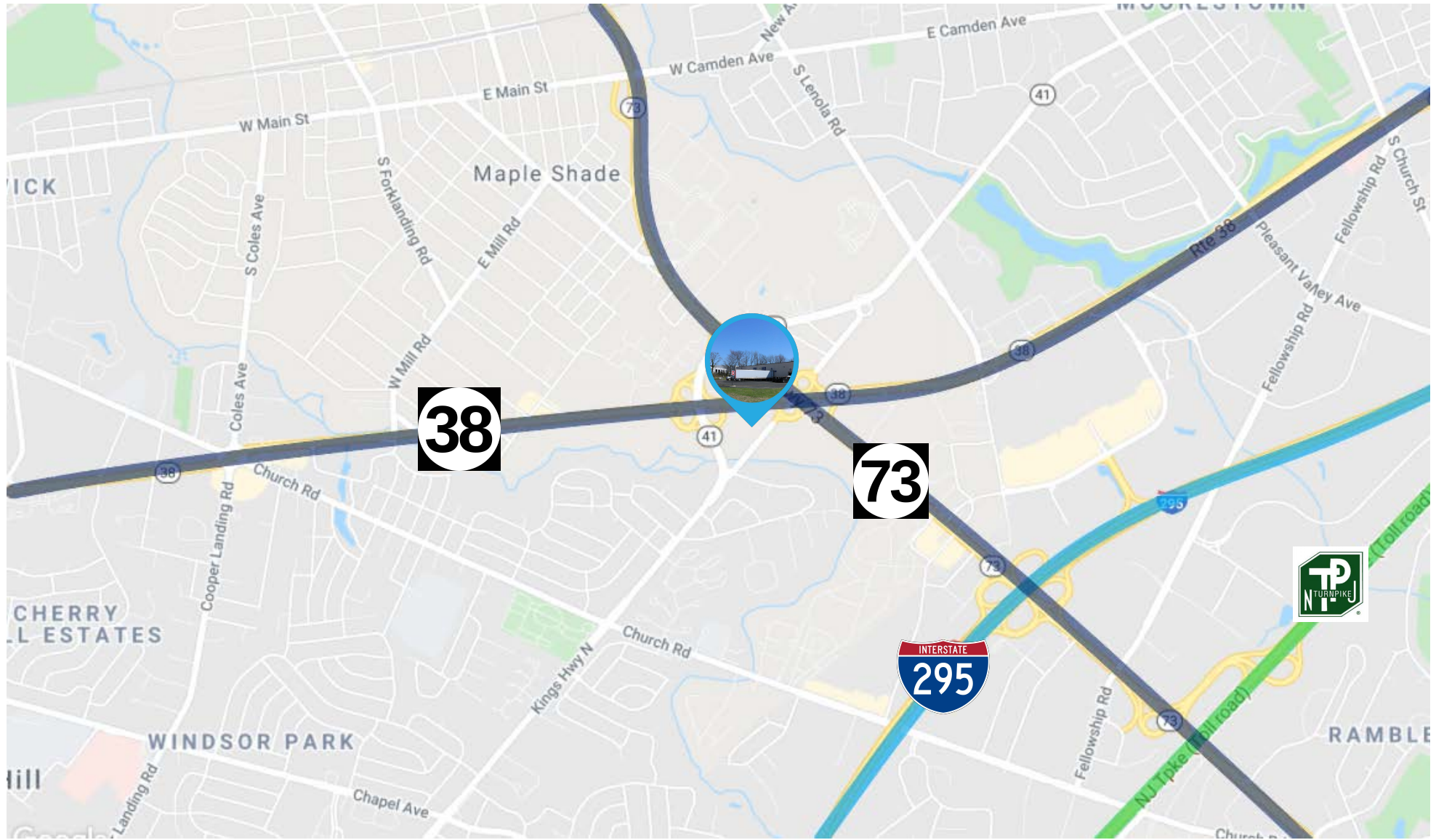
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,229	32,147	82,097
# of persons per HH	2.1	2.5	2.6
Average HH income	\$60,380	\$87,365	\$99,523
Average house value	\$318,969	\$300,282	\$310,457

* Demographic data derived from 2010 US Census



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AERIAL MAP



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ADDITIONAL PHOTOS



FOUR LOADING DOCKS



FRONT ENTRANCE

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