



## MARLTON MEDICAL/PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE



540 LIPPINCOTT DRIVE | MARLTON, NJ



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





## PROPERTY DESCRIPTION

**Location** 540 Lippincott Drive  
Marlton, NJ 08053

**Size / SF Available** 1,650 SF

**Lease Price** \$18.00 SF/yr (NNN)

**Sale Price** \$200,000

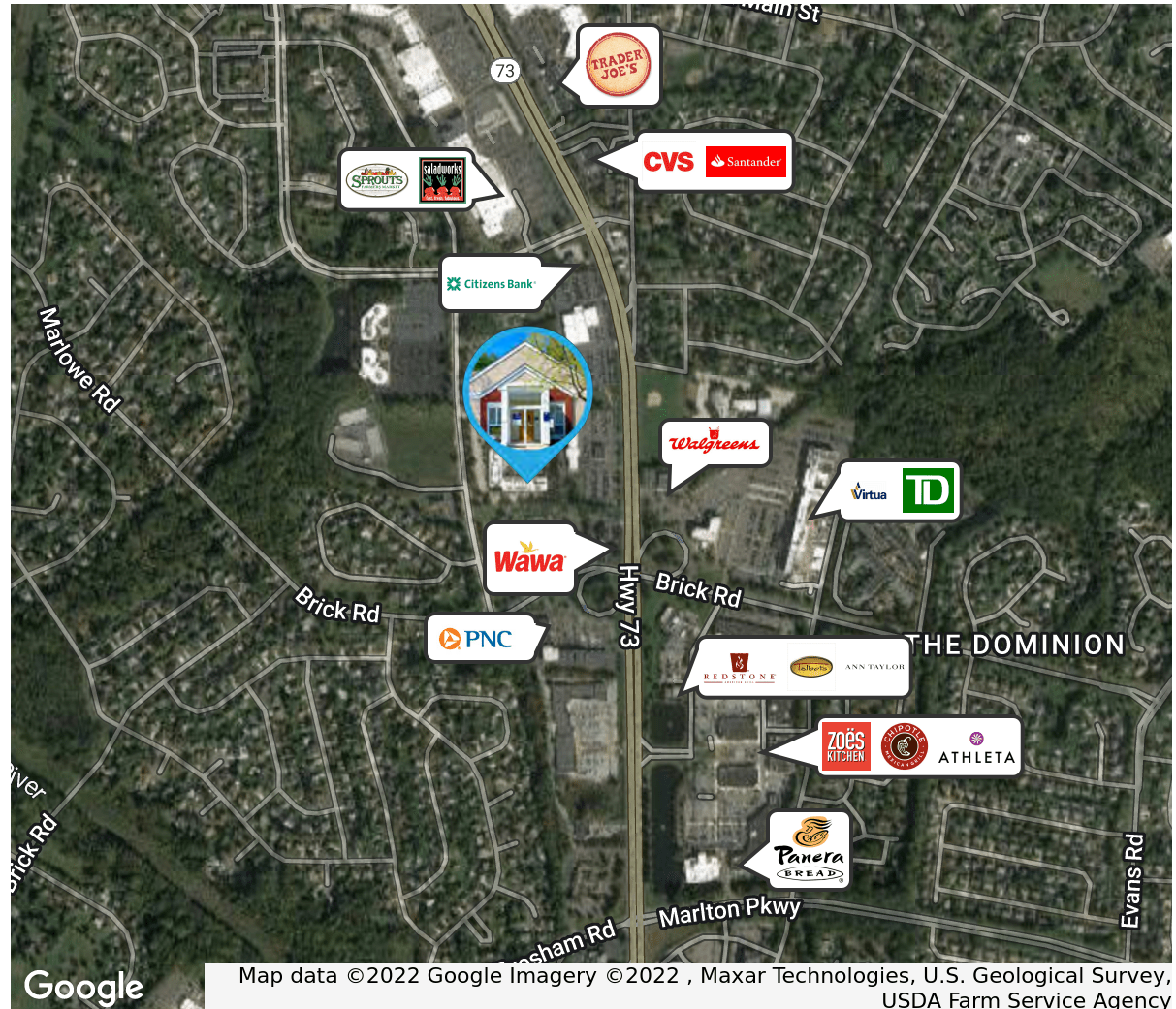
Monthly Condo Fee: \$504

### Property / Area Description

- Ideal for medical or professional office users
- Available for immediate occupancy
- Ample Parking
- Easy Access to Route 73
- Minutes from Route 73, Route 70, Marlton Parkway and I-295
- Close proximity to various retailers, pharmacy, gas stations, restaurants and financial institutions

### Contact Us

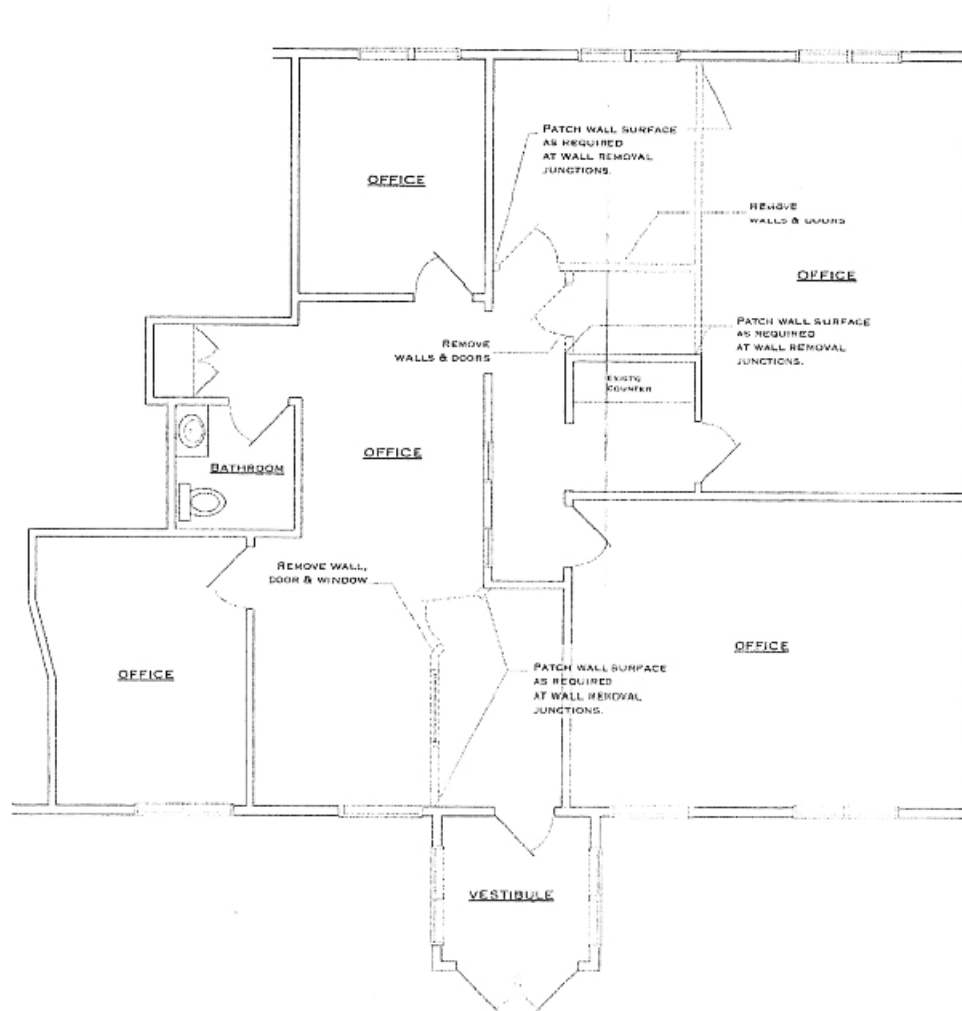
Phil Costa  
Senior Advisor  
609.680.4942  
phil.costa@wolfcre.com



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.

FLOOR PLANS



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.

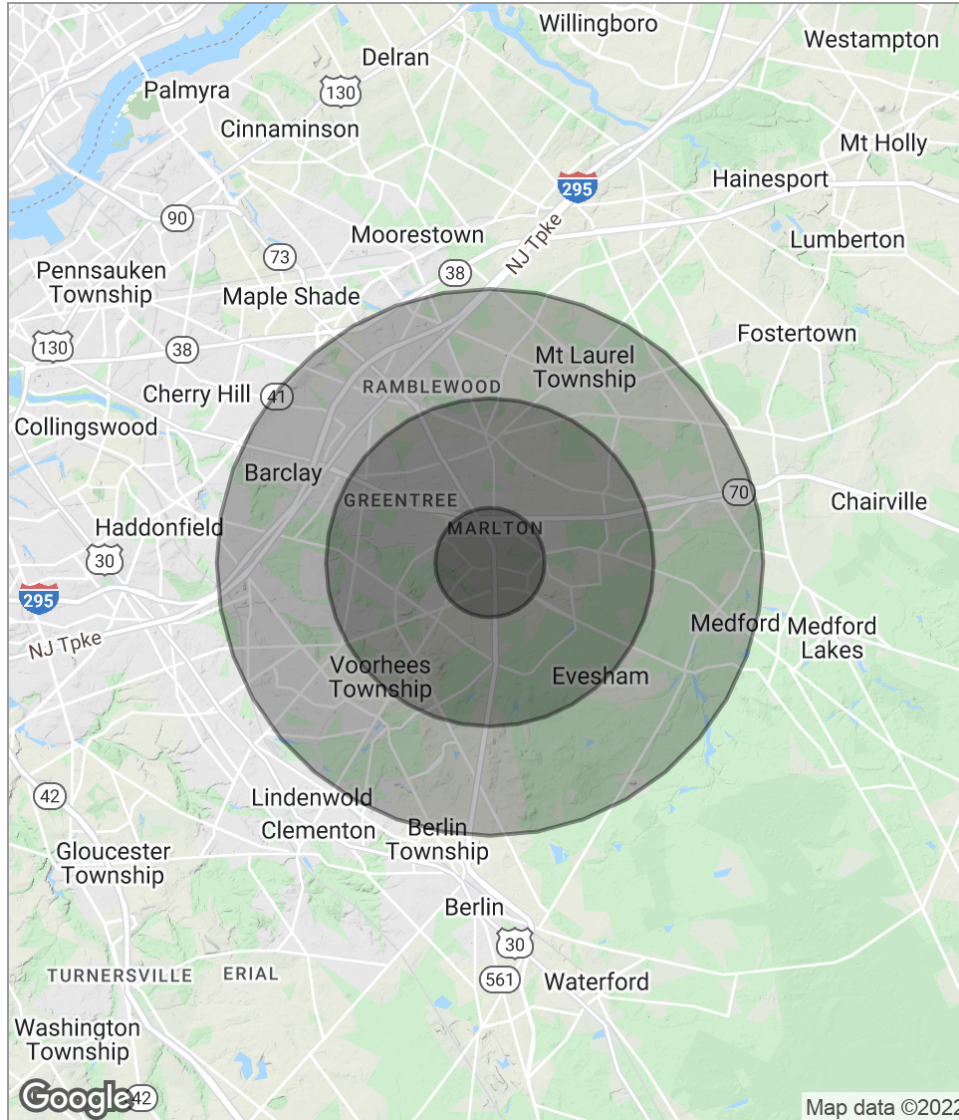
**ADDITIONAL PHOTOS**



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	8,641	70,311	157,729
Median age	41.4	41.4	41.9
Median age (male)	38.9	39.9	40.5
Median age (Female)	44.0	42.9	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,193	25,502	57,945
# of persons per HH	2.7	2.8	2.7
Average HH income	\$99,444	\$111,381	\$116,351
Average house value	\$296,303	\$342,618	\$370,687

*\* 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.