

PROMINENT DEVELOPMENT OPPORTUNITY

47-1 ACRE
FOR SALE,
LEASE OR
BUILT-TO-SUIT



NEAR CORNER OF MARNE HIGHWAY & CENTERTON ROAD MOORESTOWN, NJ



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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: Near Corner of Marne Highway & Centerton Road Moorestown, NJ 08057

Size/SF Available: +/- 1 acre site

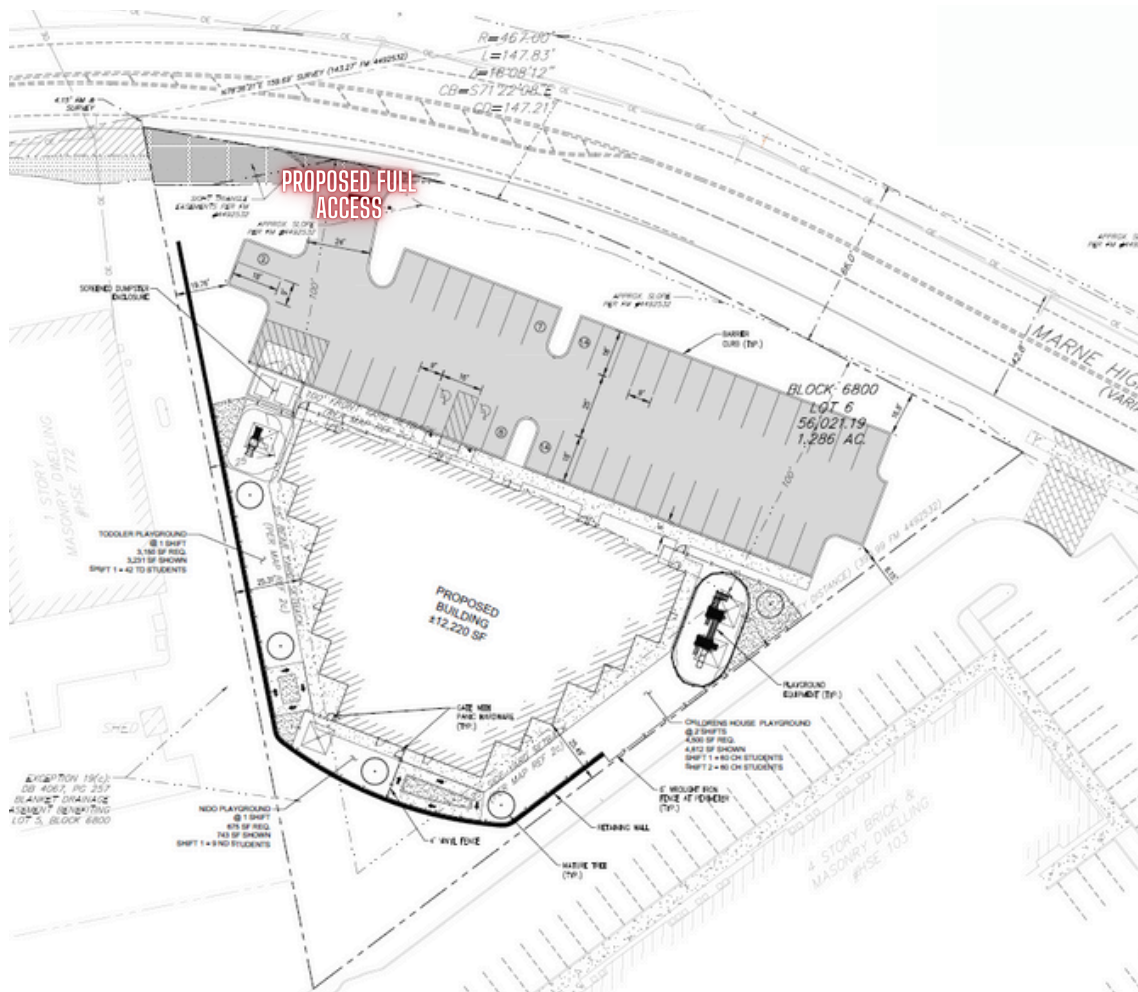
Sale Price: \$495,000.00

Approvals: Early Childhood Center

PROPERTY AREA/HIGHLIGHTS

- Ideal medical site, near Virtua Moorestown
- New ownership with significant development experience
- Located in a densely populated, high-income area
- 18K employees within a 5-minute drive
- Close proximity to Route 38, I-295 & NJ Turnpike
- Near national retailers: Wegmans, Target, TopGolf, Chick-fil-a, Panera, & Costco

CONCEPTUAL SITE PLAN



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RETAIL MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Average HH Income	\$187,170	\$141,676	\$129,236
Total Households	616	21,231	61,858
Total Population	1,771	52,706	160,450

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