

23 W. MAPLE AVE

Merchantville, NJ



PROMINENT RETAIL BUILDING FOR LEASE

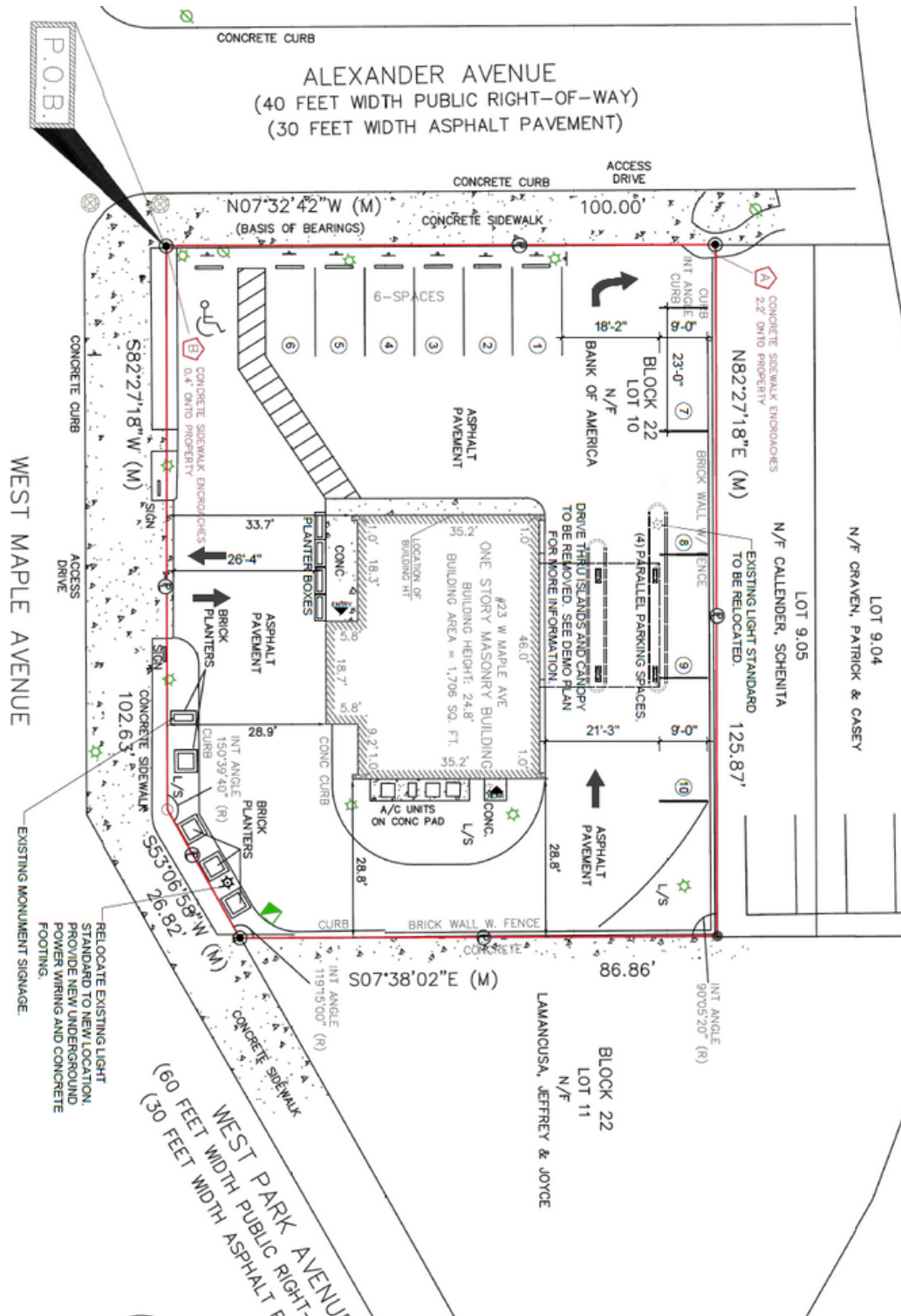
1,700 SF TOTAL

PROPERTY FEATURES

- Lease Price: Call for information
- Ideal for retail, medical or office users
- On-site parking
- Monument Signage
- Located in the heart of Merchantville
- Excellent visibility from heavily traveled Maple Ave (11,000 VPD)
- Situated near various retailers and restaurants
- Easy access to Routes 38 and 130
- 7 miles from Center City, Philadelphia

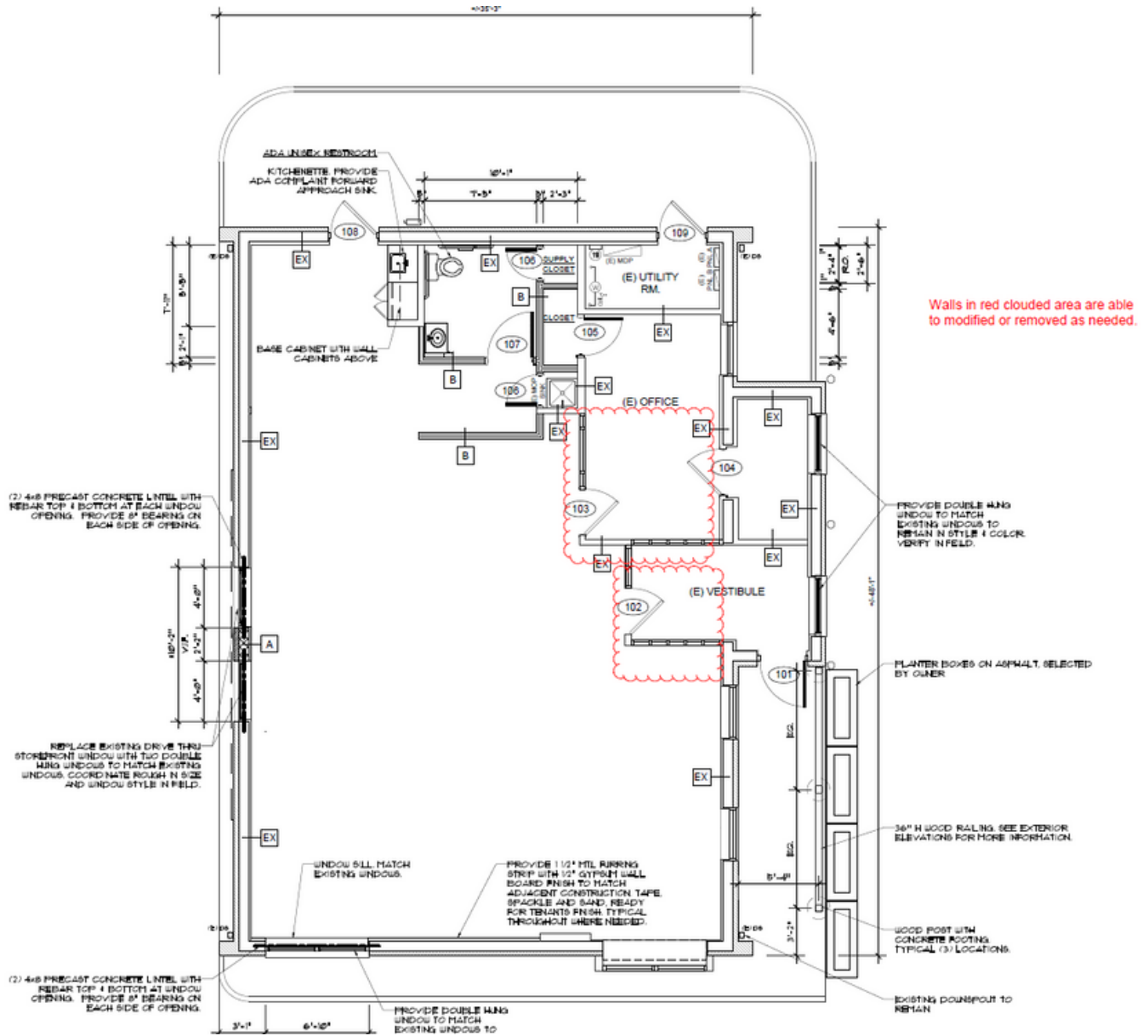


SITE PLAN



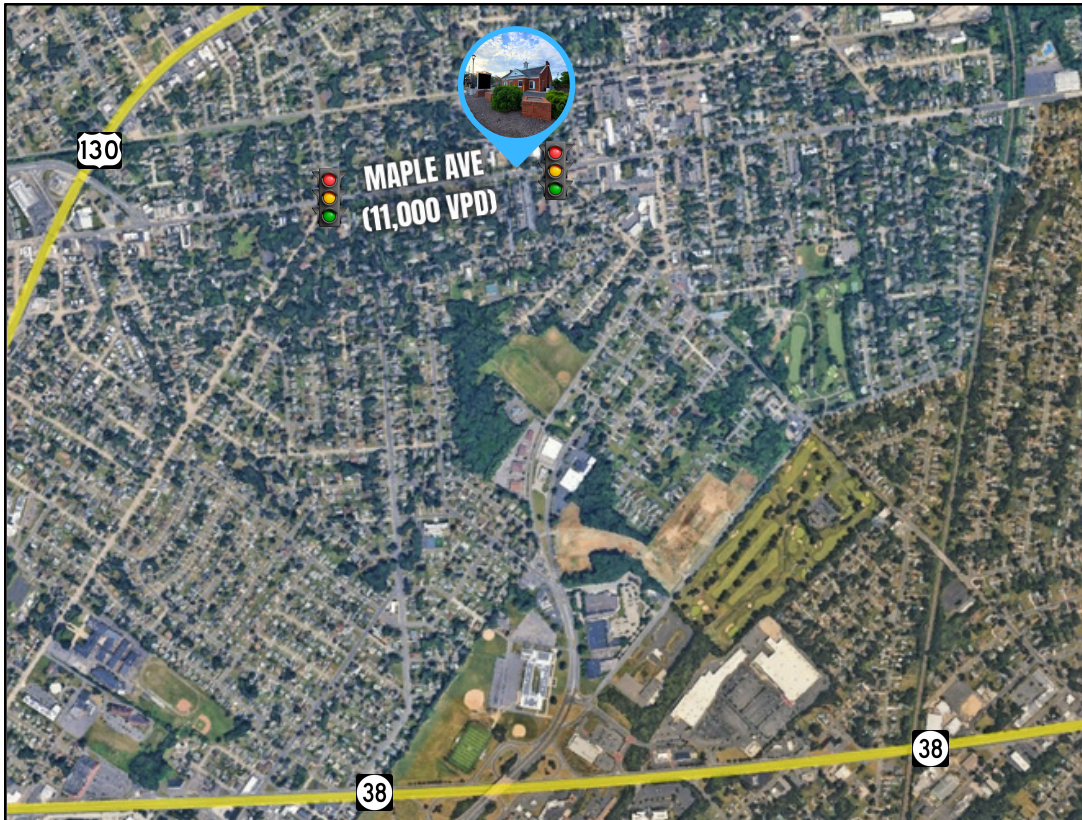
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FLOOR PLAN



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LOCAL MAP & DEMOGRAPHICS



	 AVERAGE HOUSEHOLD INCOME	 POPULATION	 HOUSEHOLDS
1 MILE	\$120,786	19,186	6,975
3 MILES	\$120,450	119,008	45,206
5 MILES	\$118,417	420,849	175,623

NOTABLE BUSINESSES WITHIN A 5 MILE RADIUS

ENTERTAINMENT

- Pinsetters Bowling
- Merchantville Golf Course
- Planet Fitness

HEALTHCARE

- NovaCare
- Advocare
- Bayada
- AFC Urgent Care
- CVS Pharmacy

RETAILERS

- Walmart
- PNC Bank
- Lidl
- Cherry Hill Mall
- Target
- AutoZone
- At Home

RESTAURANTS/FAST FOOD

- Blue Monkey Tavern
- Applebee's
- Amy's Omelette House
- 45th Street Pub
- Popeyes
- Burger King
- Dunkin' Donuts

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