

**MSC**



196 Old Marlton Pike

MEDFORD | NEW JERSEY

# 196-198 OLD MARLTON PIKE

GROUND LEASE OR BUILD TO SUIT UP TO 10,500 SF



# 196-198 OLD MARLTON PIKE

**DANNY WOLF**  
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215.883.7398



- The site provides convenient access to Medford, Medford Lakes, Cherry Hill, Marlton, Shamong and Tabernacle.
- Trade area covers a population of 98,000 people within five (5) miles with affluent demographics (median HH Income of \$105,740.00)
- Surrounded by a wide variety of commercial and retail uses, apartment complexes and dense residential neighborhoods.
- Public water, sewer, gas and electric and cable at the site

**RT. 70: 26,502 AADT**  
**EVESBORO MEDFORD RD: 6,512 AADT**  
**HARTFORD RD: 9,749 AADT**

## DEMOGRAPHICS



**EST. POPULATION**  
1 mi | 2,198 3 mi | 33,001 5 mi | 98,290



**EST. NUMBER OF HOUSEHOLDS**  
1 mi | 906 3 mi | 12,600 5 mi | 40,963



**EST. MEDIAN HH INCOME**  
1 mi | \$95,416 3 mi | \$111,221 5 mi | \$110,584



**EST. DAYTIME EMPLOYEES**  
1 mi | 2,418 3 mi | 12,759 5 mi | 40,963

## JOIN THESE AREA TENANTS



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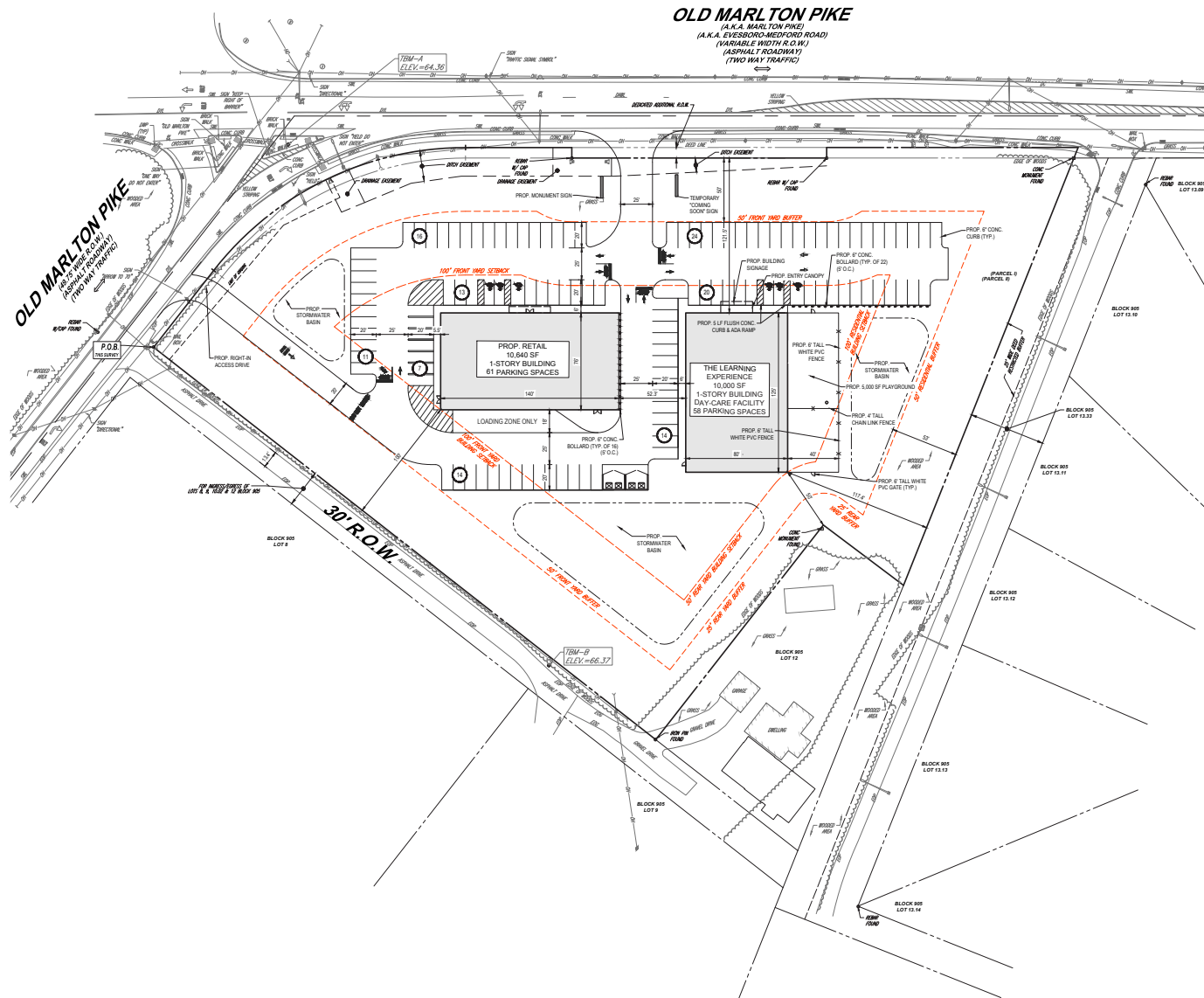






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Intersection of  
Old Marlton Pike  
and Route 70





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