

# Build to Suit

99 6<sup>th</sup> Avenue  
Mt. Laurel Township, NJ

- 6,600 SF 1-story building or 8,400 SF 2-story building
- Lot Size: 0.96 Acres
- Wide Variety of uses permitted



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# 99 6<sup>th</sup> Avenue, Mt. Laurel Twp.

## Property Specifications

- Lease or build to suit
- 6,600 SF 1-story building or 8,400 SF 2-story building on 0.96 Acres
- Zoning: B - Business - Permits a wide variety of uses including office/medical/retail/ day care and more



## Demographics

### 2024 Population

1-miles	3-miles	5-miles
<b>10,451</b>	<b>43,874</b>	<b>139,019</b>

### 2029 Population Projection

1-miles	3-miles	5-miles
<b>10,632</b>	<b>44,712</b>	<b>141,760</b>

### 2024 Households

1-miles	3-miles	5-miles
<b>5,017</b>	<b>17,880</b>	<b>52,594</b>

### 2029 Household Projection

1-miles	3-miles	5-miles
<b>5,088</b>	<b>18,195</b>	<b>53,610</b>

### Avg. Household Income

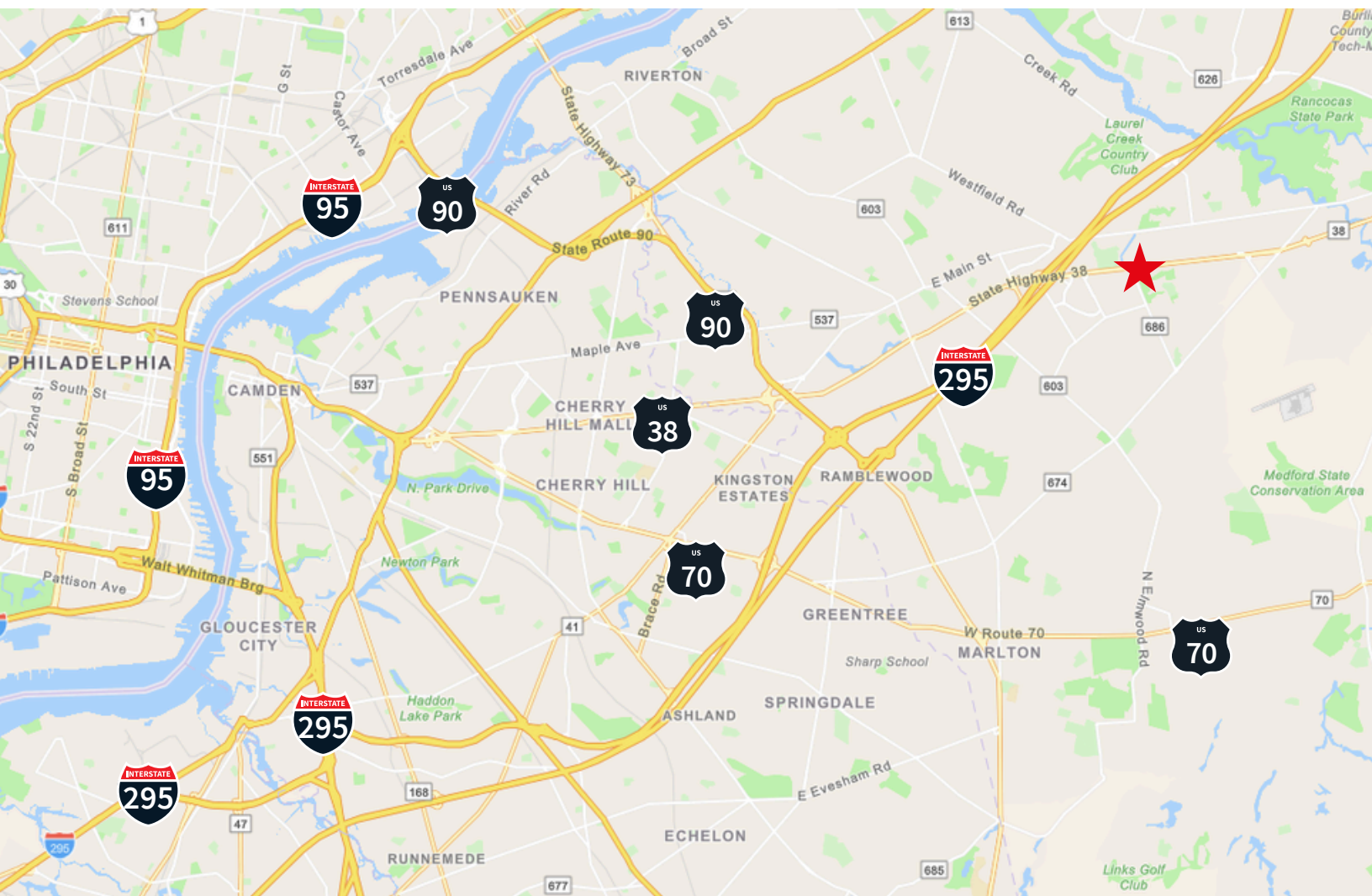
1-miles	3-miles	5-miles
<b>\$105,635</b>	<b>\$141,814</b>	<b>\$137,876</b>

### Median Household Income

1-miles	3-miles	5-miles
<b>\$86,805</b>	<b>113,444</b>	<b>\$114,099</b>

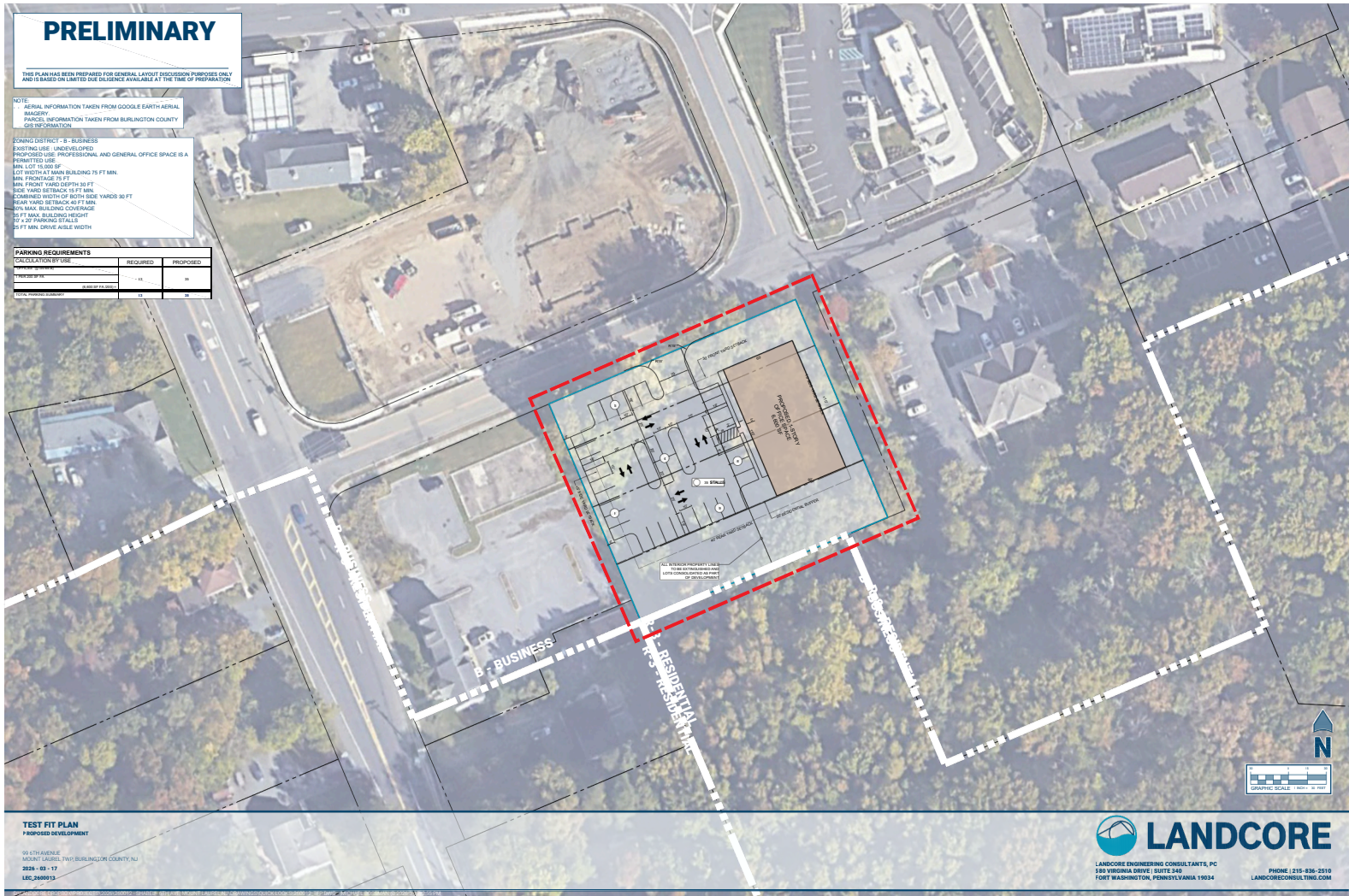
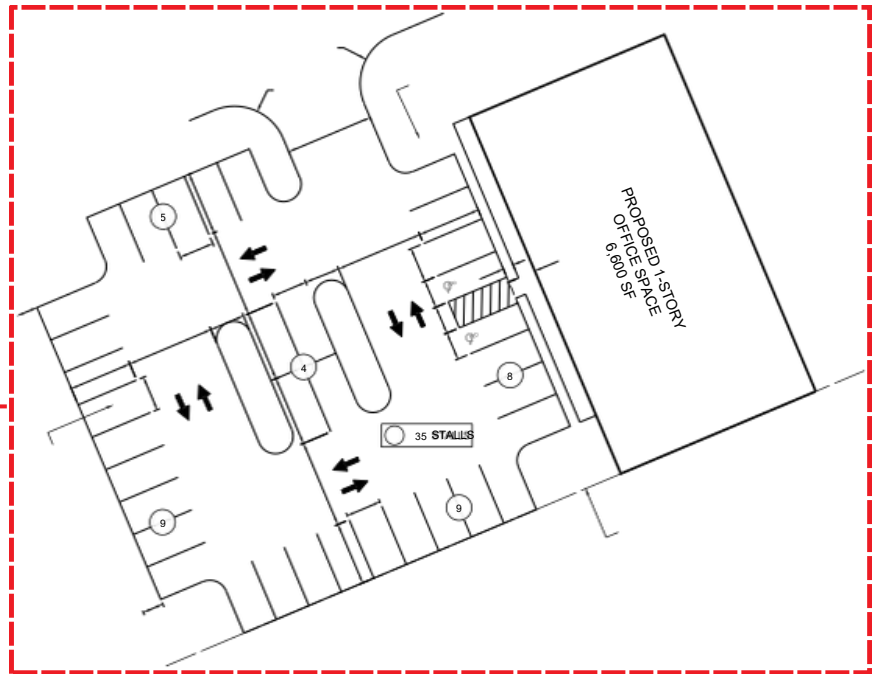
## Access and Linkages

- Route 38: 0.1 miles
- I-295: 1.3 miles
- NJ Turnpike: 1.3 miles
- Ben Franklin Bridge: 15 miles
- Philadelphia International Airport:  
27 miles



# Site Survey

Proposed plan for a single-story office building. Alternatively, a 2-story building of 8,400 SF can be accommodated



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