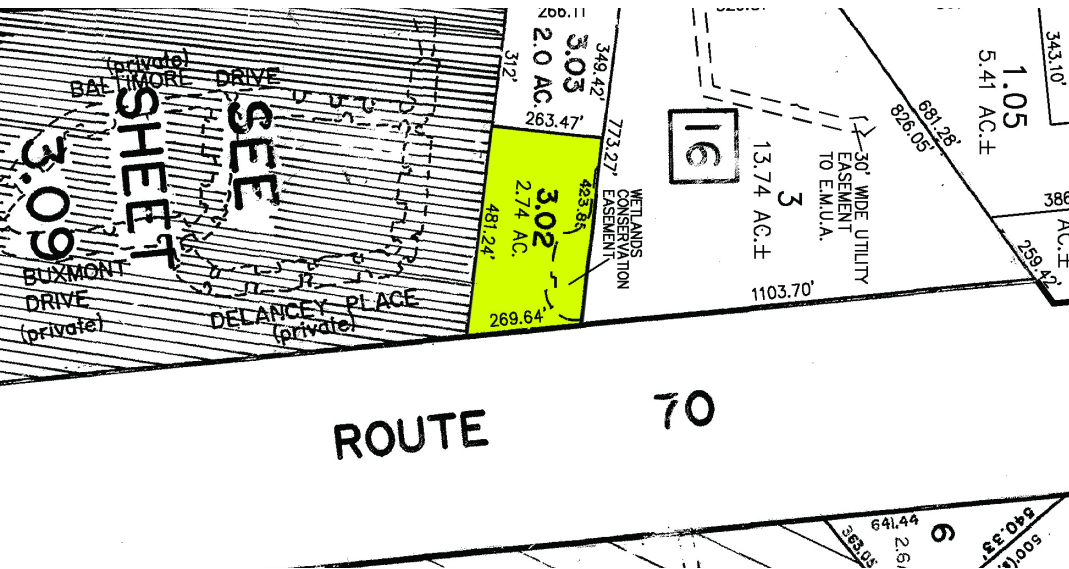


860 ROUTE 70 E

Marlton, NJ 08053

 **FOR SALE**
 **LAND**
 **2.74+/- ACRES**





PROPERTY DESCRIPTION

- Pad site for a 15,000+/- SF building for Sale
- 285' frontage on Route 70
- 2.74+/- acres
- Block 16, Lot 3.02
- Traffic - 35,594 VPD
- Zoned C-1 Commercial
- Taxes \$14,458.50 (2023)

SALE PRICE:
\$1,200,000


FOR MORE INFORMATION

Rebecca Ting, SIOR
 856.234.9600 x206
 rebecca.ting@naimertz.com

Julie Kronfeld, SIOR
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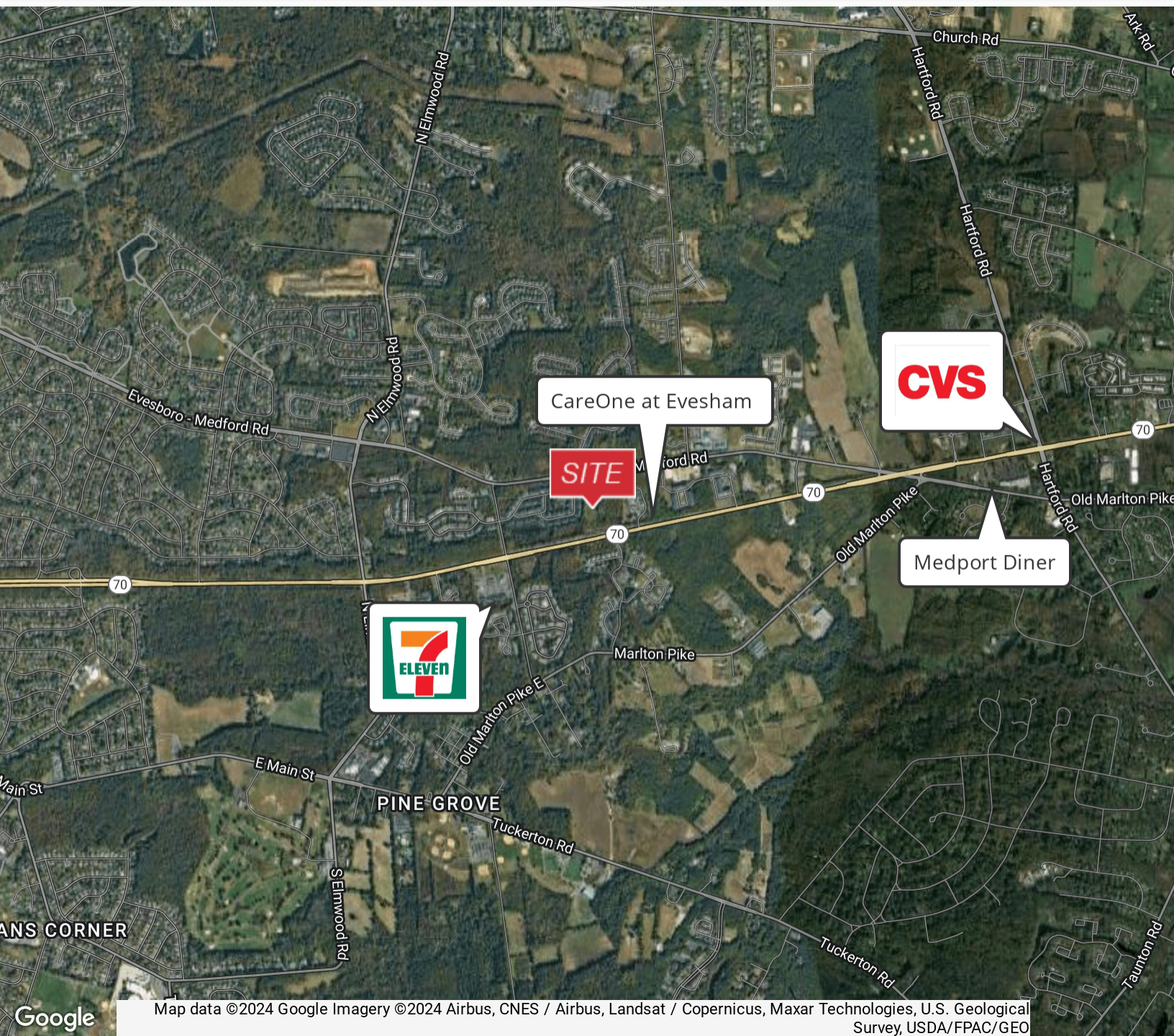
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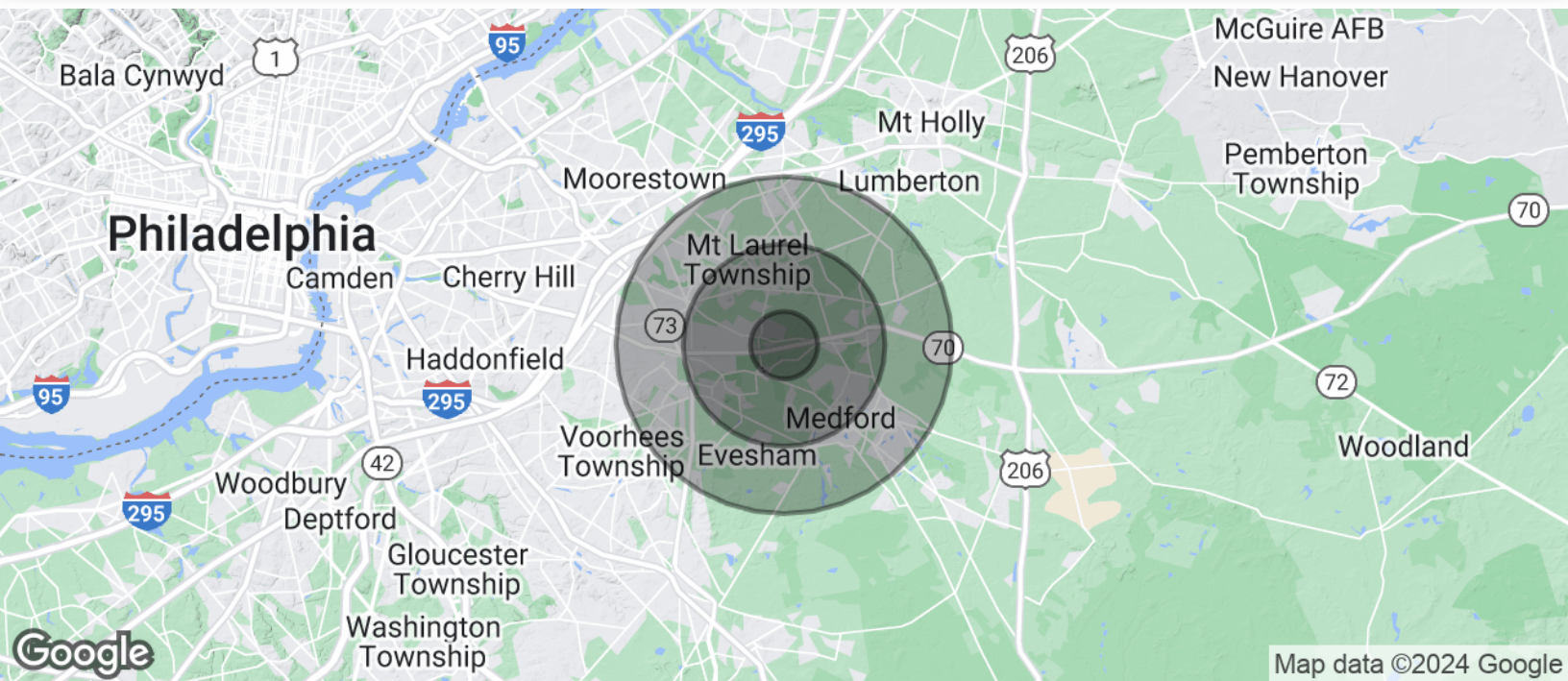
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860 ROUTE 70 E

Marlton, NJ 08053

 **FOR SALE**
 **LAND**
 **2.74+/- ACRES**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,682	76,563	189,594
Average Age	41.2	42.2	41.9
Average Age (Male)	40.4	40.5	40.5
Average Age (Female)	41.8	43.9	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,592	27,852	71,873
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$102,710	\$113,349	\$108,123
Average House Value	\$322,809	\$333,752	\$357,186

* Demographic data derived from 2020 ACS - US Census

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