

FREE-STANDING BUILDING

FOR SALE / LEASE

50 E. ROUTE 70 | MARLTON, NJ 08053

**FULL ACCESS VIA
TRAFFIC-LIT INTERSECTION**

VIEW PROPERTY 

HIGHLIGHTS

- Freestanding building of 12,123 SF with 62 parking spaces
- Full access via Route 70 & Locust Avenue
- Located across Locust Avenue from Walmart
- Situated at busy intersection with combined traffic count of over 44,000 cars/day

TRAFFIC GENERATORS

Walmart 

TRADER JOE'S

AtlantiCare

KOHL'S


ShopRite

 **Virtua**
Health

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	10,410	38,435	72,258
AVERAGE HH INCOME	\$131,442	\$161,296	\$165,896
DAYTIME EMPLOYEES	8,272	24,529	40,598

SOURCE: REGIS ONLINE 2025



ROUTE 70 44,735 AADT

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC



**Soloff Realty &
Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM



EXCLUSIVE AGENT

DAVID M. DUNKELMAN

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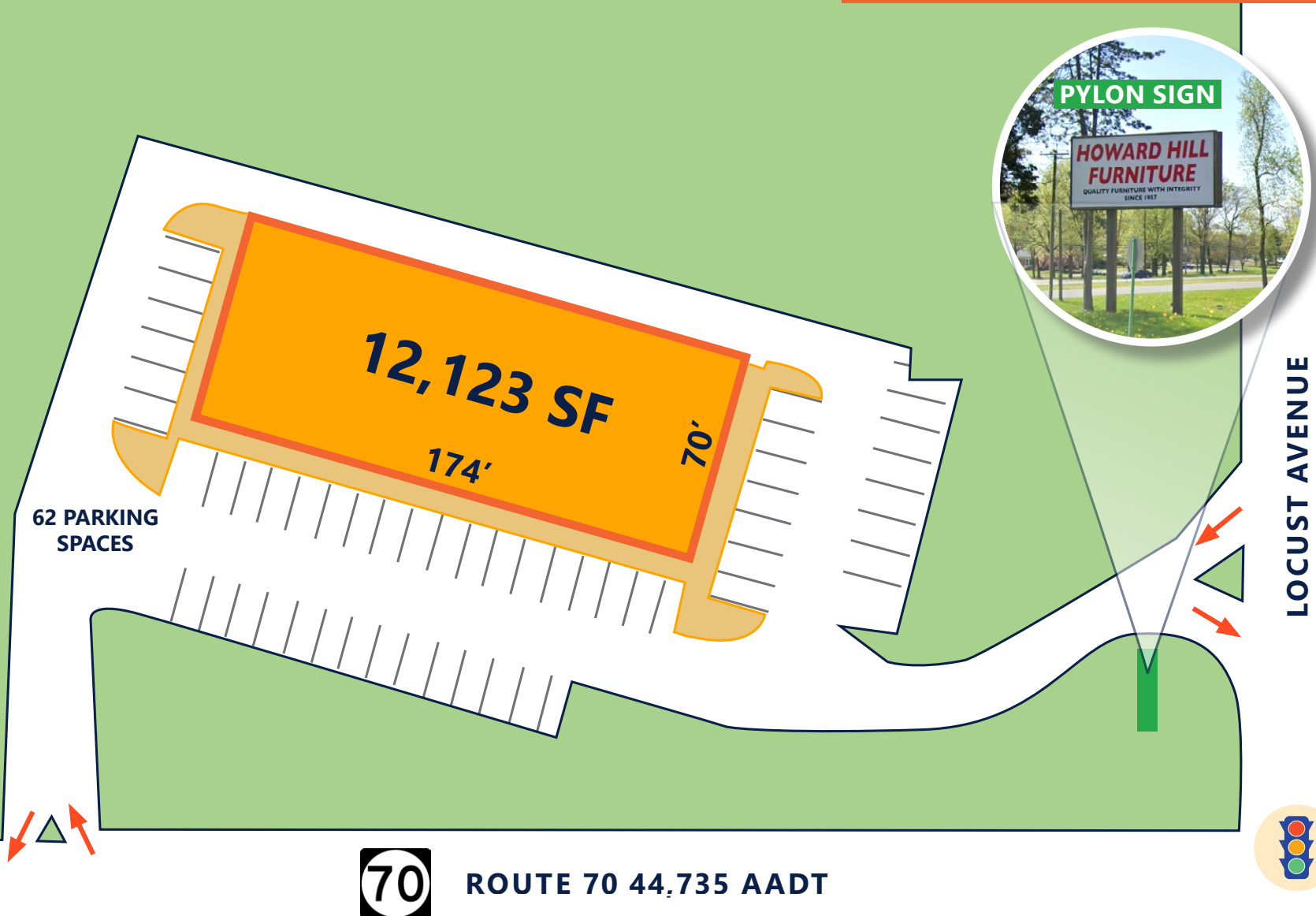
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SITE PLAN

[VIEW PROPERTY](#)



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LOW AERIAL

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HIGH AERIAL

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