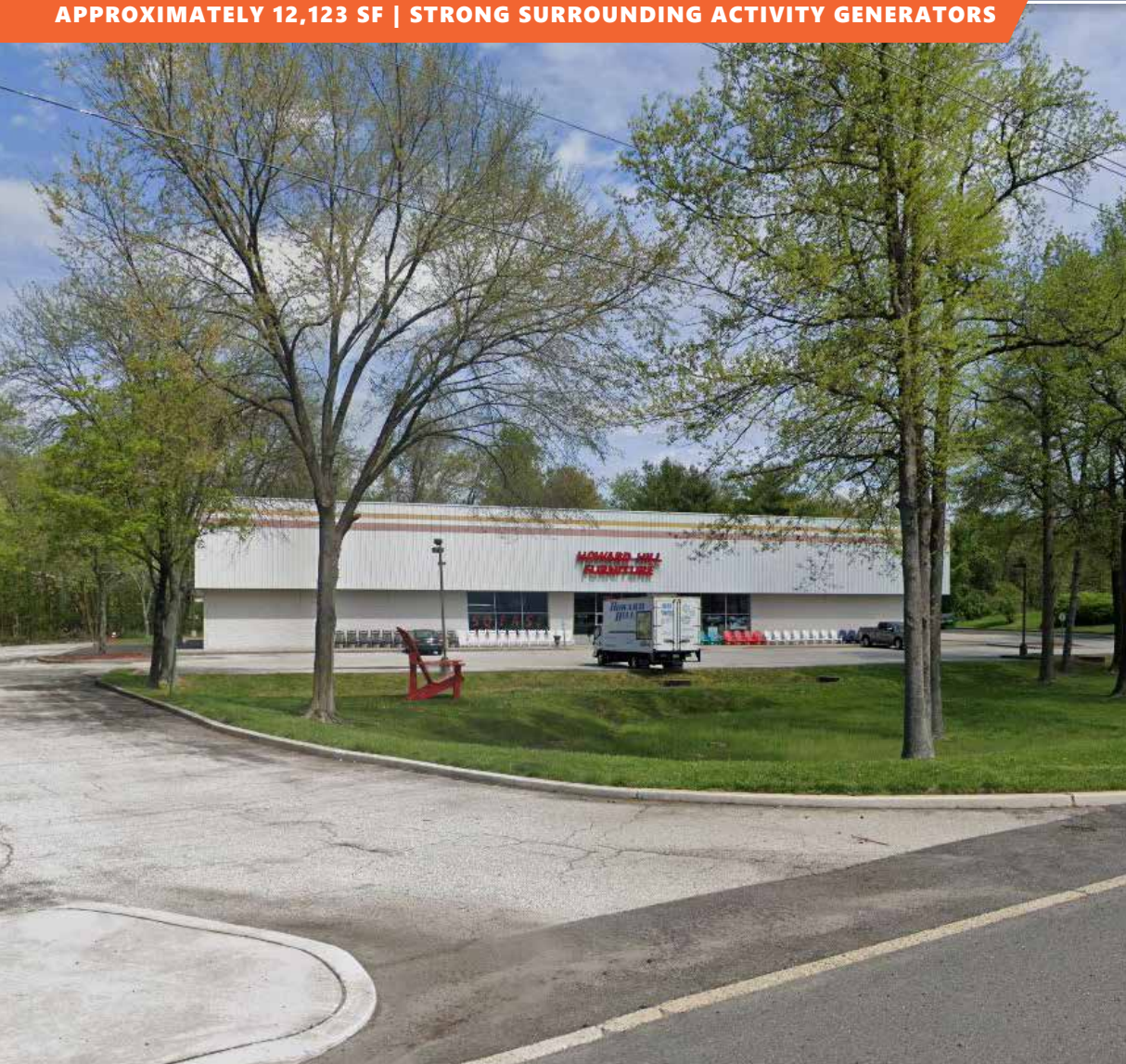


FREE-STANDING BUILDING FOR SALE OR LEASE

50 E. ROUTE 70 | MARLTON, NJ

APPROXIMATELY 12,123 SF | STRONG SURROUNDING ACTIVITY GENERATORS



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 30,000 cars/day

TRAFFIC GENERATORS



DEMOGRAPHICS

SOURCE: REGIS ONLINE

	1 MILE	2 MILE	3 MILE
POPULATION	11,034	37,941	72,005
AVERAGE HH INCOME	\$148,645	\$171,455	\$165,889
DAYTIME EMPLOYEES	9,269	22,740	39,107

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 @ 2023 Google | AADT provided by DVRPC



Soloff Realty & Development, Inc.

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



[in LINKEDIN](#)

[INSTAGRAM](#)

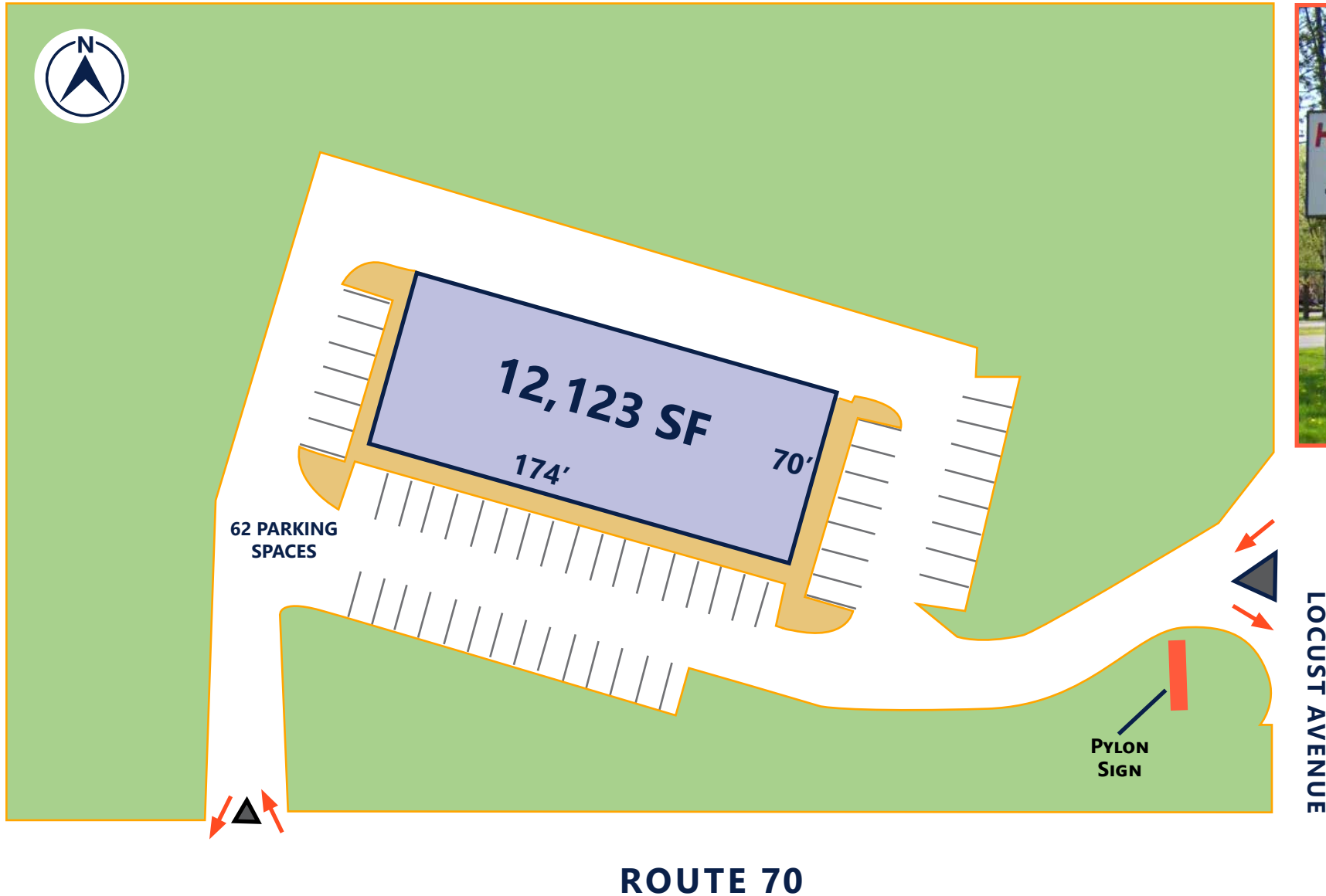
[YOUTUBE](#)

DAVID DUNKELMAN

EXCLUSIVE AGENT

david@srdre.com | 610-834-0400

SITE PLAN



PYLON SIGN

LOCUST AVENUE



