



MARLTON, NJ - LAST 4,800 SF AND PROPOSED PAD SITE AVAILABLE  
NEW 30,000 SF NORDSTROM RACK COMING SOON!



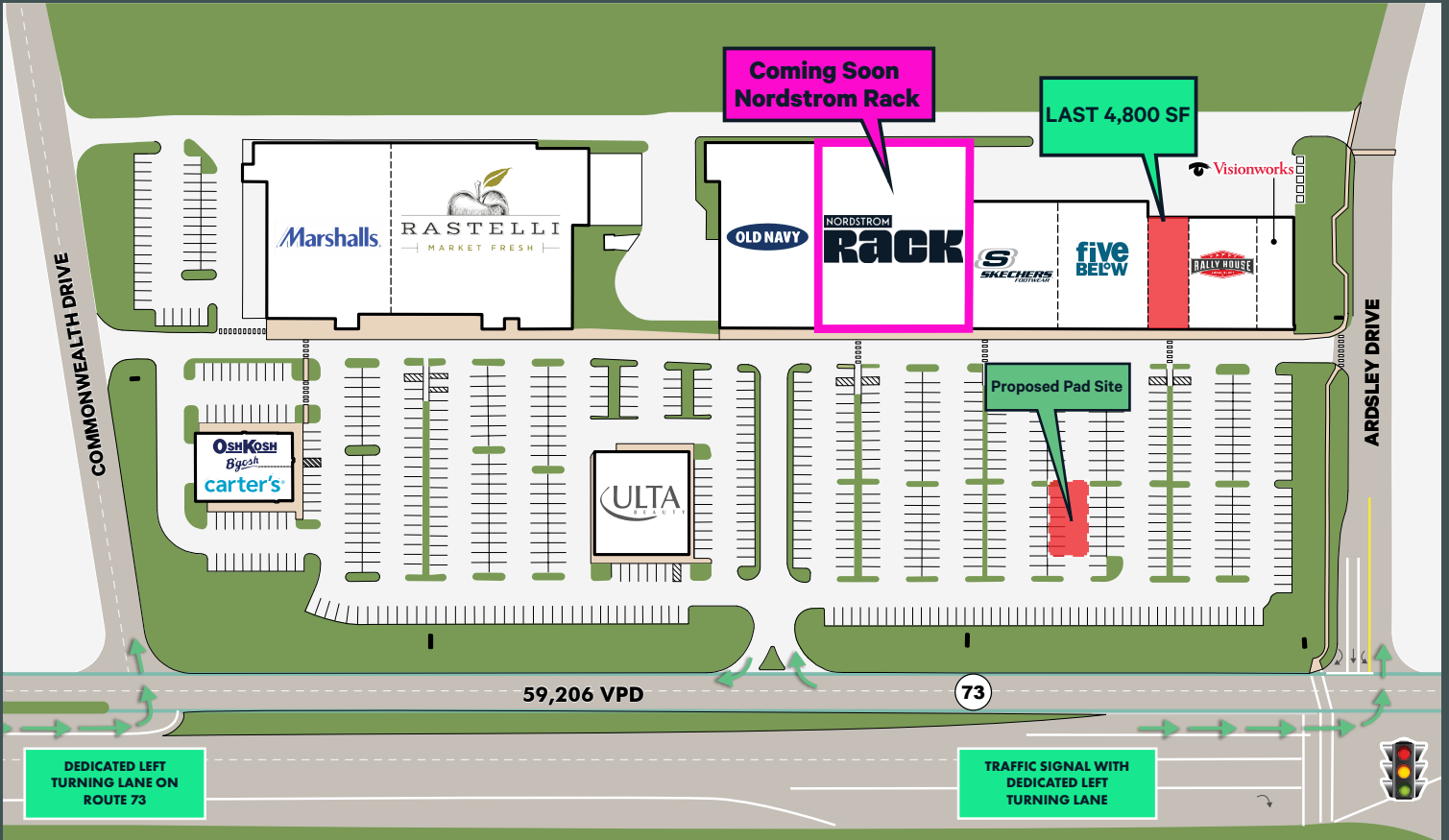
For Lease

CBRE

# Willow Ridge Plaza

Route 73 South & Ardsley Drive  
Marlton, New Jersey 08053

# Site Plan



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**Willow Ridge Plaza - Last 4,800 SF Available**  
 Route 73 South & Ardsley Drive | Marlton, New Jersey 08053



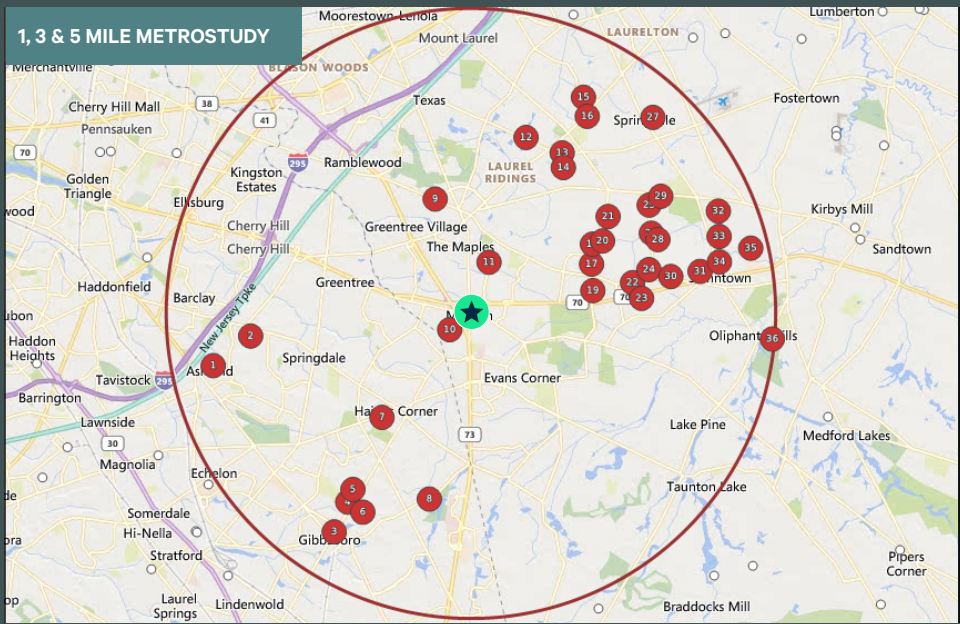
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# 1, 3 & 5 MILE METROSTUDY



| 2025 Demographics        | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 8,698     | 63,608    | 167,271   |
| Average Household Income | \$176,045 | \$171,193 | \$156,036 |
| Median Household Income  | \$141,182 | \$132,031 | \$114,729 |
| Daytime Population       | 7,967     | 64,778    | 176,063   |

Sorted by Subdivision

| Map No                  | Subdivision Name | Sub Area                | Status | Lot Size | Price Range | Qtr Starts | Ann Starts | Qtr Clos | Ann Clos | Occ | Inventory |         |     | VDL | Future | Total |   |     |
|-------------------------|------------------|-------------------------|--------|----------|-------------|------------|------------|----------|----------|-----|-----------|---------|-----|-----|--------|-------|---|-----|
|                         |                  |                         |        |          |             |            |            |          |          |     | Mod       | Fin Vac | U/C |     |        |       |   |     |
| 1                       | Marlton Woods    | Burl-SW Burl Cn BO 1Q05 |        | 30'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 84        | 0       | 0   | 0   | 0      | 84    |   |     |
| 2                       | Wellington Chase | Burl-SW Burl Cn BO 2Q06 |        | 85'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 19        | 0       | 0   | 0   | 0      | 19    |   |     |
| <b>Selection Totals</b> |                  |                         |        |          |             |            |            |          |          |     | 0         | 0       | 0   | 0   | 103    | 0     | 0 | 103 |

| Map No                  | Subdivision Name         | Sub Area                | Status | Lot Size | Price Range | Qtr Starts | Ann Starts | Qtr Clos | Ann Clos | Occ | Inventory |         |     | VDL | Future | Total |   |   |     |       |
|-------------------------|--------------------------|-------------------------|--------|----------|-------------|------------|------------|----------|----------|-----|-----------|---------|-----|-----|--------|-------|---|---|-----|-------|
|                         |                          |                         |        |          |             |            |            |          |          |     | Mod       | Fin Vac | U/C |     |        |       |   |   |     |       |
| 12                      | Berkshire Woods          | Burl-SW Burl Cn BO 1Q20 |        | 26'      | \$340-\$380 | 0          | 0          | 0        | 0        | 0   | 65        | 0       | 0   | 0   | 0      | 65    |   |   |     |       |
| 6                       | Bobbys Hunt              | Burl-SW Burl Cn BO 2Q13 |        | 120'     | \$565-\$718 | 0          | 0          | 0        | 0        | 0   | 17        | 0       | 0   | 0   | 0      | 17    |   |   |     |       |
| 1                       | Brandywine Main St LLC   | Cam-Camd Future         |        |          | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 0         | 0       | 0   | 0   | 148    | 148   |   |   |     |       |
| 5                       | Chalfonte Estates        | Burl-SW Burl Cn BO 3Q07 |        | 116'     | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 16        | 0       | 0   | 0   | 0      | 16    |   |   |     |       |
| 8                       | Crofton Chase            | Burl-SW Burl Cn BO 2Q08 |        | 80'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 17        | 0       | 0   | 0   | 0      | 17    |   |   |     |       |
| 15                      | Devonforde Estates       | Burl-SW Burl Cn BO 4Q18 |        | 85'      | \$420-\$530 | 0          | 0          | 0        | 0        | 0   | 52        | 0       | 0   | 0   | 0      | 52    |   |   |     |       |
| 9                       | Fox Hollow-Burlington Co | Burl-SW Burl Cn Future  |        |          | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 0         | 0       | 0   | 0   | 42     | 42    |   |   |     |       |
| 14                      | Grande at Evesham        | Burl-SW Burl Cn BO 2Q17 |        | 100'     | \$450-\$450 | 0          | 0          | 0        | 0        | 0   | 13        | 0       | 0   | 0   | 0      | 13    |   |   |     |       |
| 13                      | Legacy Oaks At Evesham   | Burl-SW Burl Cn BO 2Q06 |        | 60'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 238       | 0       | 0   | 0   | 0      | 238   |   |   |     |       |
| 7                       | Maple Glen (Burlington)  | Burl-SW Burl Cn BO 2Q09 |        | 100'     | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 38        | 0       | 0   | 0   | 0      | 38    |   |   |     |       |
| 3                       | Marlton Woods            | Burl-SW Burl Cn BO 1Q05 |        | 30'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 84        | 0       | 0   | 0   | 0      | 84    |   |   |     |       |
| 11                      | Ravenswood At Marlton    | Burl-SW Burl Cn BO 3Q17 |        | 24'      | \$353-\$353 | 0          | 0          | 0        | 0        | 0   | 49        | 0       | 0   | 0   | 0      | 49    |   |   |     |       |
| 2                       | Ryans Cove               | Burl-SW Burl Cn BO 1Q14 |        | 80'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 11        | 0       | 0   | 0   | 0      | 11    |   |   |     |       |
| 10                      | Tanglewood               | Burl-SW Burl Cn BO 4Q05 |        | 70'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 236       | 0       | 0   | 0   | 0      | 236   |   |   |     |       |
| 4                       | Wellington Chase         | Burl-SW Burl Cn BO 2Q06 |        | 85'      | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 19        | 0       | 0   | 0   | 0      | 19    |   |   |     |       |
| <b>Selection Totals</b> |                          |                         |        |          |             |            |            |          |          |     | 0         | 0       | 0   | 0   | 855    | 0     | 0 | 0 | 190 | 1,045 |

|    |                              |                         |  |      |             |   |    |    |    |     |     |   |    |   |     |     |
|----|------------------------------|-------------------------|--|------|-------------|---|----|----|----|-----|-----|---|----|---|-----|-----|
| 16 | 171 and 175 Hooton Rd        | Burl-SW Burl Cn Future  |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 10  | 10  |
| 30 | Autumn Park at Medford       | Burl-NEBurl Cn Act 1Q21 |  |      | \$470-\$536 | 4 | 26 | 6  | 25 | 25  | 1   | 0 | 20 | 0 | 0   | 46  |
| 15 | Avianna Estates (663 Walton) | Burl-NEBurl Cn Future   |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 11  | 11  |
| 21 | Berkshire Woods              | Burl-SW Burl Cn BO 1Q20 |  | 26'  | \$340-\$380 | 0 | 0  | 0  | 0  | 0   | 65  | 0 | 0  | 0 | 0   | 65  |
| 13 | Bobbys Hunt                  | Burl-SW Burl Cn BO 2Q13 |  | 120' | \$565-\$718 | 0 | 0  | 0  | 0  | 0   | 17  | 0 | 0  | 0 | 0   | 17  |
| 7  | Brandywine Main St LLC       | Cam-Camd Future         |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 148 | 148 |
| 1  | Browning Lane                | Cam-Camd Future         |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 159 | 159 |
| 5  | Centennial Mill/Singles      | Cam-Camd BO 4Q06        |  | 60'  | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 165 | 0 | 0  | 0 | 0   | 165 |
| 4  | Centennial Mill/Townhomes    | Cam-Camd BO 4Q09        |  | 25'  | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 236 | 0 | 0  | 0 | 0   | 236 |
| 12 | Chalfonte Estates            | Burl-SW Burl Cn BO 3Q07 |  | 116' | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 16  | 0 | 0  | 0 | 0   | 16  |
| 17 | Crofton Chase                | Burl-SW Burl Cn BO 2Q08 |  | 80'  | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 17  | 0 | 0  | 0 | 0   | 17  |
| 24 | Devonforde Estates           | Burl-SW Burl Cn BO 4Q18 |  | 85'  | \$420-\$530 | 0 | 0  | 0  | 0  | 0   | 52  | 0 | 0  | 0 | 0   | 52  |
| 18 | Fox Hollow-Burlington Co     | Burl-SW Burl Cn Future  |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 42  | 42  |
| 23 | Grande at Evesham            | Burl-SW Burl Cn BO 2Q17 |  | 100' | \$450-\$450 | 0 | 0  | 0  | 0  | 0   | 13  | 0 | 0  | 0 | 0   | 13  |
| 27 | Grande at Springville, The   | Burl-SW Burl Cn BO 3Q10 |  | 100' | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 53  | 0 | 0  | 0 | 0   | 53  |
| 6  | Haddonbrook                  | Cam-Camd Act 3Q14       |  | 100' | \$389-\$389 | 0 | 0  | 0  | 1  | 1   | 0   | 0 | 0  | 0 | 20  | 21  |
| 34 | Hawthorne Estates            | Burl-NEBurl Cn BO 3Q22  |  | 60'  | \$708-\$726 | 0 | 24 | 9  | 56 | 85  | 0   | 0 | 0  | 0 | 0   | 85  |
| 29 | Hayverhill                   | Burl-SW Burl Cn BO 4Q21 |  | 120' | \$529-\$639 | 0 | 0  | 0  | 1  | 40  | 0   | 0 | 0  | 0 | 0   | 40  |
| 35 | Heritage At Medford          | Burl-SW Burl Cn BO 4Q20 |  | 48'  | \$280-\$349 | 0 | 0  | 0  | 0  | 226 | 0   | 0 | 0  | 0 | 0   | 226 |
| 2  | Kresson Estates              | Cam-Camd Future         |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 16  | 16  |
| 22 | Legacy Oaks At Evesham       | Burl-SW Burl Cn BO 2Q06 |  | 60'  | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 238 | 0 | 0  | 0 | 0   | 238 |
| 14 | Maple Glen (Burlington)      | Burl-SW Burl Cn BO 2Q09 |  | 100' | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 38  | 0 | 0  | 0 | 0   | 38  |
| 10 | Marlton Woods                | Burl-SW Burl Cn BO 1Q05 |  | 30'  | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 84  | 0 | 0  | 0 | 0   | 84  |
| 36 | Medford Run                  | Burl-SW Burl Cn Future  |  |      | \$0-\$0     | 0 | 0  | 0  | 0  | 0   | 0   | 0 | 0  | 0 | 30  | 30  |
| 31 | Medford Walk                 | Burl-NEBurl Cn Act 4Q20 |  |      | \$495-\$513 | 6 | 38 | 16 | 52 | 85  | 1   | 0 | 16 | 0 | 0   | 102 |
| 20 | Ravenswood At Marlton        | Burl-SW Burl Cn BO 3Q17 |  | 24'  | \$353-\$353 | 0 | 0  | 0  | 0  | 0   | 49  | 0 | 0  | 0 | 0   | 49  |

| Map No | Subdivision Name       | Sub Area                | Status | Lot Size | Price Range | Qtr Starts | Ann Starts | Qtr Clos | Ann Clos | Occ | Inventory |         |     | VDL | Future | Total |
|--------|------------------------|-------------------------|--------|----------|-------------|------------|------------|----------|----------|-----|-----------|---------|-----|-----|--------|-------|
|        |                        |                         |        |          |             |            |            |          |          |     | Mod       | Fin Vac | U/C |     |        |       |
| 26     | Reserve At Marlton     | Burl-SW Burl Cn BO 3Q17 |        | 60'      | \$295-\$295 | 0          | 0          | 0        | 0        | 98  | 0         | 0       | 0   | 0   | 0      | 98    |
| 9      | Ryans Cove             | Burl-SW Burl Cn BO 1Q14 |        | 80'      | \$0-\$0     | 0          | 0          | 0        | 0        | 11  | 0         | 0       | 0   | 0   | 0      | 11    |
| 8      | Ryder Club             | Cam-Blkwd- Act 4Q20     |        | 100'     | \$673-\$756 | 1          | 7          | 4        | 21       | 21  | 0         | 0       | 2   | 0   | 0      | 23    |
| 25     | Sharps Run             | Burl-SW Burl Cn BO 3Q14 |        | 55'-60'  | \$260-\$300 | 0          | 0          | 0        | 0        | 57  | 0         | 0       | 0   | 0   | 0      | 57    |
| 3      | Silver Lake Townhomes  | Cam-Blkwd- Act 1Q21     |        |          | \$0-\$0     | 0          | 0          | 0        | 0        | 0   | 0         | 0       | 0   | 163 | 0      | 163   |
| 19     | Tanglewood             | Burl-SW Burl Cn BO 4Q05 |        | 70'      | \$0-\$0     | 0          | 0          | 0        | 0        | 236 | 0         | 0       | 0   | 0   | 0      | 236   |
| 11     | Wellington Chase       | Burl-SW Burl Cn BO 2Q06 |        | 85'      | \$0-\$0     | 0          | 0          | 0        | 0        | 19  | 0         | 0       | 0   | 0   | 0      | 19    |
| 33     | Wildflowers At Medford | Burl-SW Burl Cn BO 3Q16 |        | 100'     | \$272-\$353 | 0          | 0          | 0        | 0        | 96  | 0         | 0       | 0   | 0   | 0      | 96    |
| 28     | Winding Brook          | Burl-NEBurl Cn BO 2Q21  |        | 26'      | \$420-\$420 | 0          | 0          | 0        | 0        | 60  | 0         | 0       | 0   | 0   | 0      | 60    |
| 32     | Wyngate At Medford     | Burl-SW Burl Cn BO 3Q18 |        | 125'     | \$348-\$450 | 0          | 0          | 0        | 0        | 248 | 0         | 0       | 0   | 0   | 0      | 248   |

## SELECTION TOTALS

11 95 35 156 2,351 2 0 38 163 436 2,990

## Property Features



+ Grocery Anchored – Plus Marshalls, Old Navy, Ulta, Five Below and Skechers; Rally House Coming Soon!



+ Superior Access



+ Strong Daytime Population