



PRIME INDUSTRIAL WAREHOUSE SPACE AVAILABLE

2000 LINCOLN DRIVE EAST

📍 MARLTON, NJ 08053

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OFFERING SUMMARY



SIZE AVAILABLE

+/- 15,000 SF



ASKING LEASE RATE

\$15 NNN



PARKING

+/- 245 spaces



SIGNAGE

Facade



AREA HIGHLIGHTS

- ✓ Beautiful free standing industrial warehouse/office building. This building has 20' plus height and plenty of power available. The current use is office and a technology firm. This building would make an ideal single tenant user with incredible parking capacity
- ✓ The property is located in an industrial park conveniently located near Rt 73, NJ Turnpike, Rt 295 for easy access. The building is available for tour with advanced noticed
- ✓ The owner is a professional investor with multiple buildings in a 20 mile radius. This is a great opportunity for a relocation, 2nd location or a strong start-up

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,167	76,095	189,083
2028 POPULATION PROJECTION	10,519	78,893	195,713
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	4,072	29,712	74,174
2028 HOUSEHOLD PROJECTION	4,265	30,870	76,873
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$113,563	\$131,901	\$134,106
MEDIAN HOUSEHOLD INCOME	\$91,705	\$105,811	\$108,276

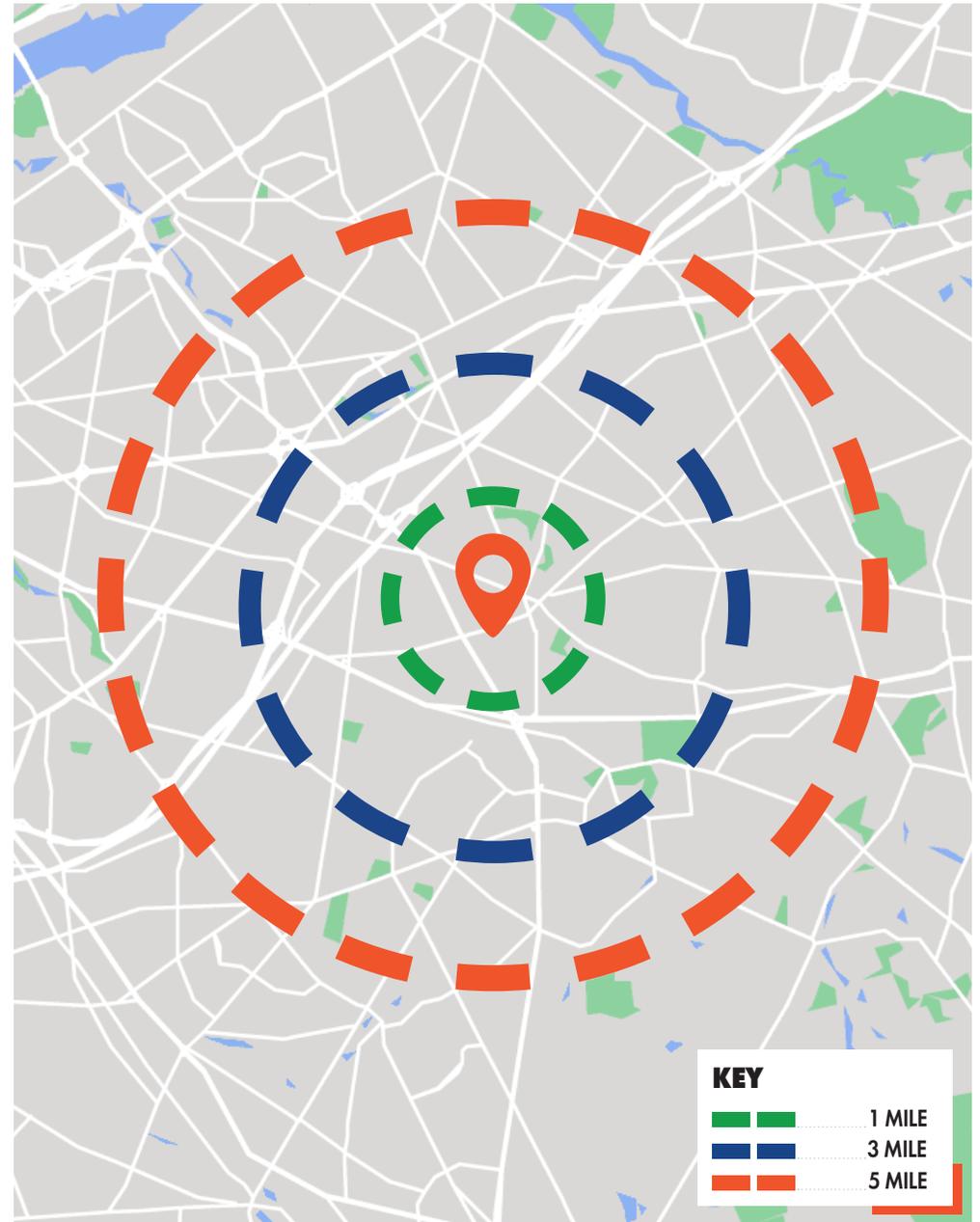
KEY DISTANCES

I - 295
2.8 MILES

NJ TURNPIKE
3 MILES

ROUTE 38
4.3 MILES

PHILADELPHIA
13 MILES



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NEARBY AMENITIES

RETAIL

- 7-Eleven
- AMC
- CVS
- Hampton Inn
- Holiday Inn Express
- Home Depot
- HomeGoods
- Hyatt Place
- Lowes
- Ramblewood Country Club
- Sports Clips
- Sprouts Farmers Market
- TJ Maxx
- Trader Joes
- Walmart
- Wawa
- Whole Foods Market

DINING

- Arbys
- Chick Fil A
- Chickies & Petes
- Chipotle
- Cracker Barrel
- PJ Whelihans
- Pancheros
- Dads Deli
- Jersey Mikes Subs
- Pats Select
- Smoothie King
- Starbucks
- TGI Fridays
- The Kettle & Grille
- Zeds Beer



2000 LINCOLN DRIVE

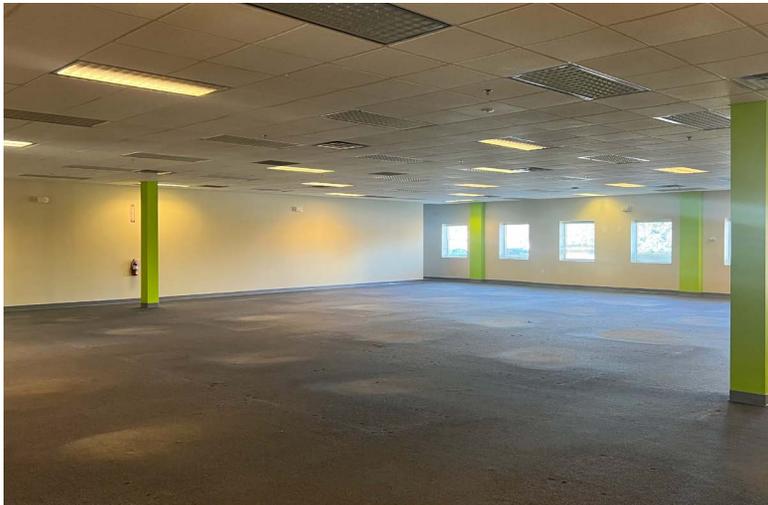


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PROPERTY PHOTOS



FLOOR PLAN

