

Marlton Commons

MARLTON, NJ 08053

800 SF AVAILABLE



URBAN EDGE

CBRE

Marlton Commons

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800 SF Available
Hard Corner of Route
70 & Route 73



New development
positioned at the
intersection of Route
70 (40,362 AADT) and
Route 73 (39,228 AADT)



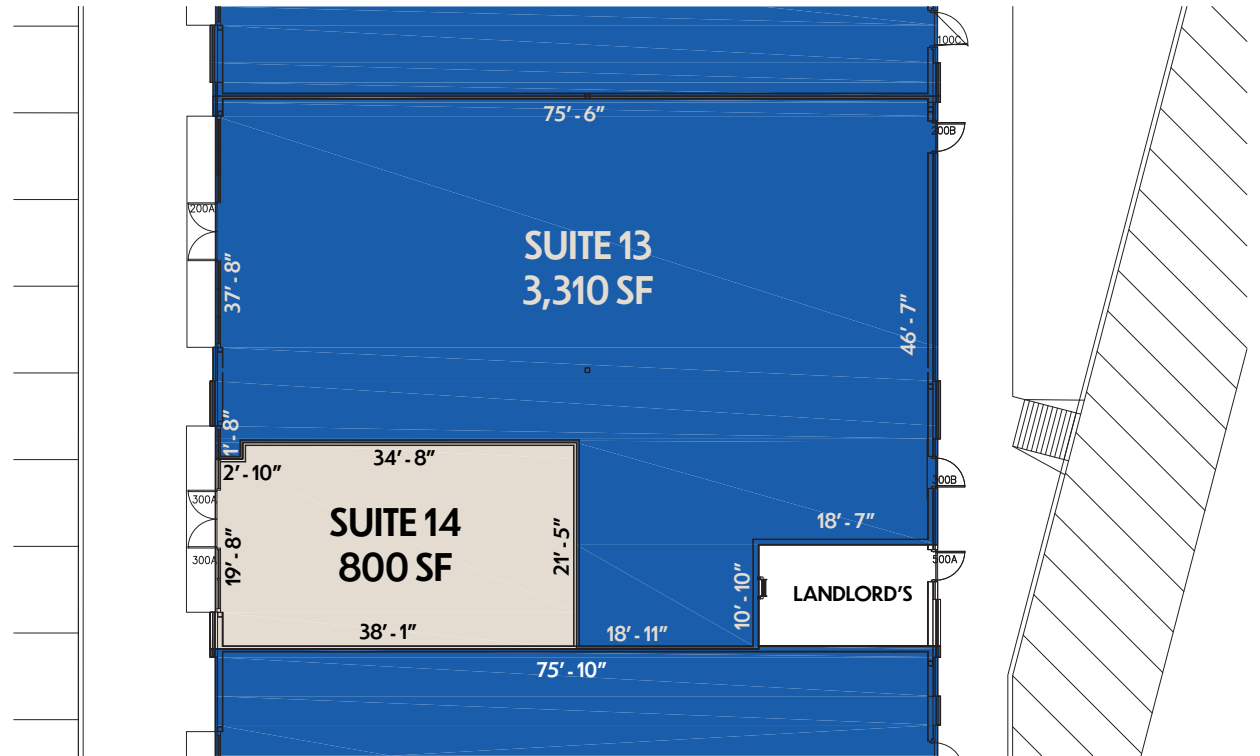
Affluent Marlton trade
area with average
household incomes of
\$162,000+ within 3 miles



Great visibility and easy
access through a full
movement signaled
intersection and right-in/
right-out along Route 70



Strong daytime
population of 87,000+
within 3 miles



Your Customer Delievered

525K

Customers Annually

2.5M

Visits Per Year

4.8X

Each Visit/Annually

77%

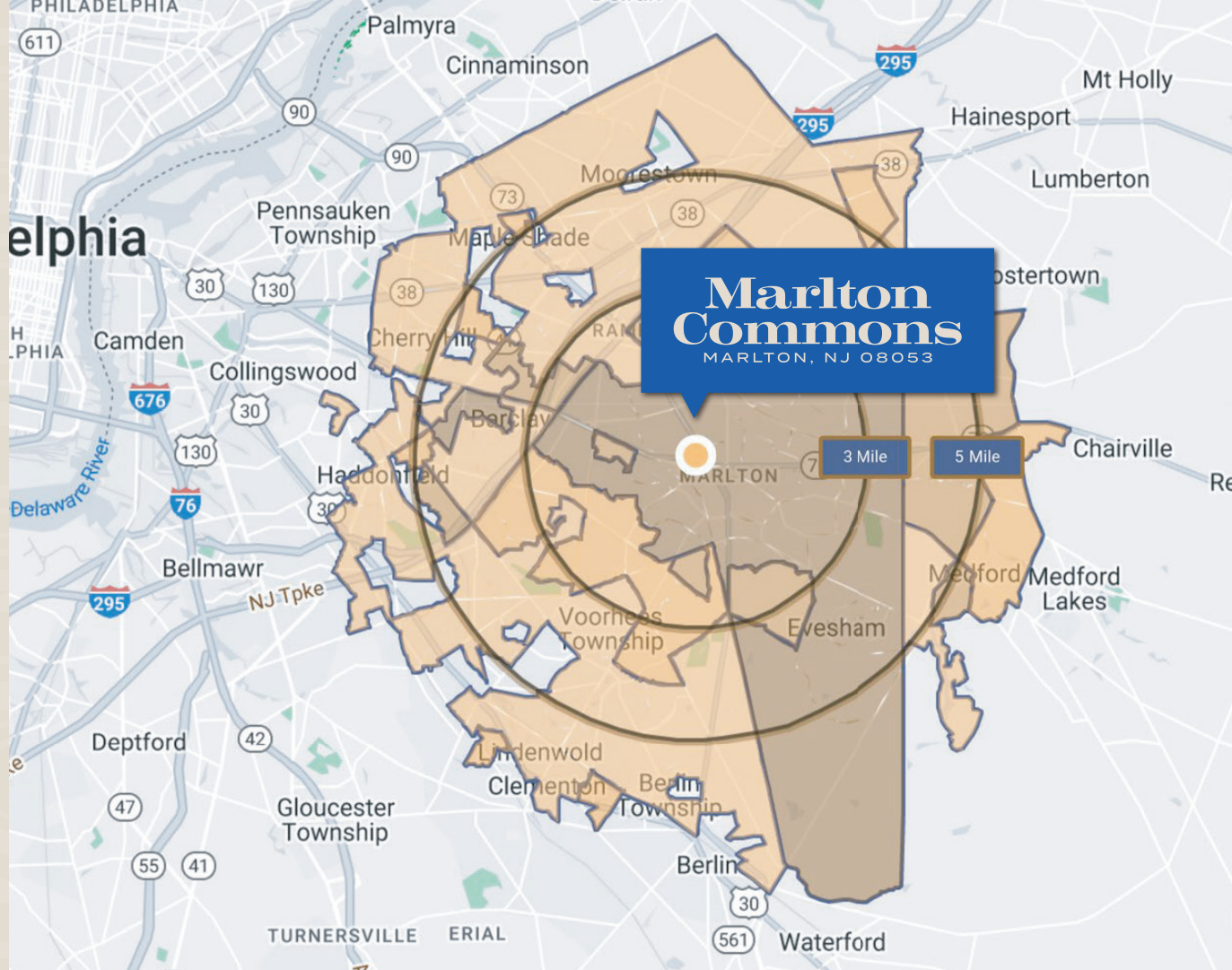
Of Marlton's Customers Live Within 10-Miles of the Center

>300,000

Employees Work Within a 10-Miles Radius

48.8%

Of the Population Within the Tru Trade Area Earned a Bachelors Degree or Higher

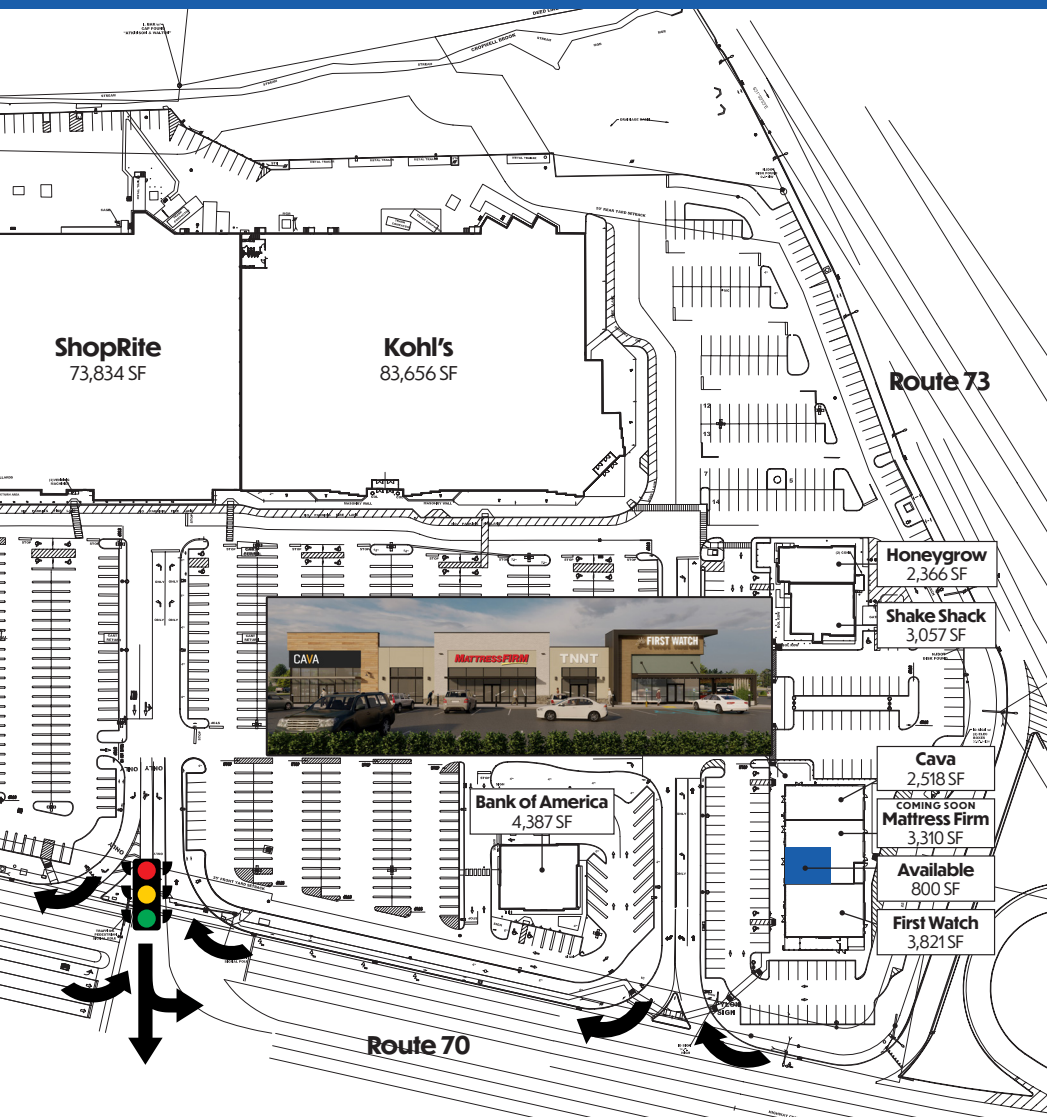


Demographic Profile and Highlights

	TRU TRADE	3-MILES	5-MILES
POPULATION	281,835	74,553	184,765
FAMILY HOUSEHOLDS	110,488	28,611	73,307
AVERAGE HOUSEHOLD INCOME	\$120,858	\$162,472	\$151,448
COLLEGE EDUCATION	48.8%	58.1%	56.4%

Sources: ESRI and CreditTell. CreditTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

Site Plan



Location



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