Marlton Commons

MARLTON, NJ 08053

800 SF AVAILABLE



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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)



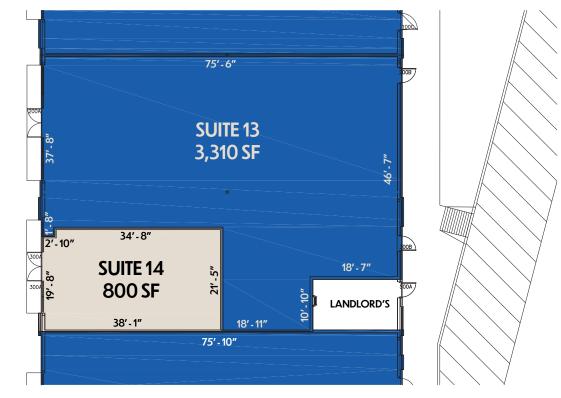
Affluent Marlton trade area with average household incomes of \$162,000+ within 3 miles



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



Strong daytime population of 87,000+ within 3 miles





Your Customer Delievered

525KCustomers Annually

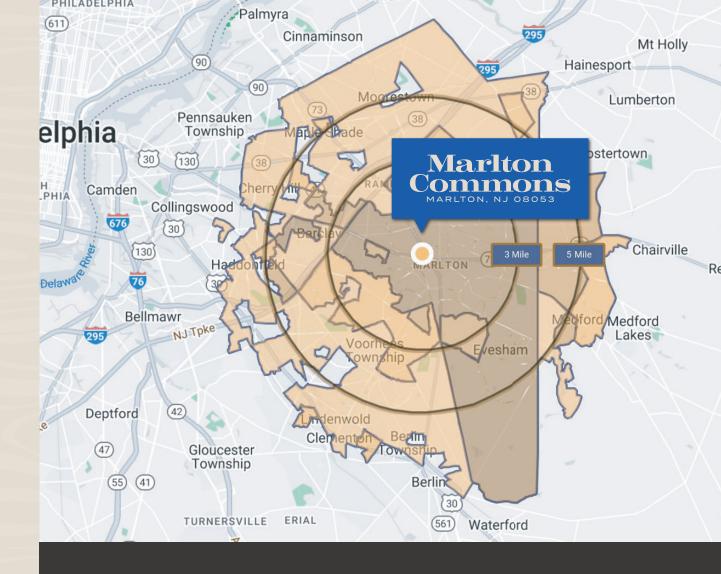
2.5M Visits Per Year

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
281,835	74,553	184,765
110,488	28,611	73,307
\$120,858	\$162,472	\$151,448
48.8%	58.1%	56.4%
	281,835 110,488 \$120,858	281,835 74,553 110,488 28,611 \$120,858 \$162,472

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

Location Site Plan Greentree Square Citizens Bank Marlton FRIDAYS **FIRST** MISSION BBQ **ShopRite** Kohl's WATCH 73,834 SF 83,656 SF Route 73 (hg) PETSMART **CAVA** KOHĽS Honeygrow 2,366 SF 179-4 Shake Shack 3.057 SF Plaza 70 Produce Junction **Evesham Plaza** BARNES&NOBLE Marlton Square Cava TURNING POINT 2.518 SF **Marlton Crossing Bank of America** TRADER **Mattress Firm** DSW JOE'S 3,310 SF CHICO'S Durlington HomeGoods CHOPT Available **FIVE GUYS** 800 SF Michaels bluemercury. First Watch SPROUTS SALADWORKS heart+paw 3,821SF Pearle Vision ENC T Mobile CARLO'S Kirklands Home Denny Craig.

CONTACT

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Route 70

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Carbon Health

CBRE

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