

OFFICE BUILDING SALE OR LEASE

ROSE
COMMERCIAL REAL ESTATE

**22 SOUTH MAPLE AVENUE
MARLTON, NJ**

EXCLUSIVE LISTING



For Further Information, Please Contact:

Adam Rose (Ext. 22)

(856) 985-9522

arose@rosecommercial.com

Property Description: Office Building for Sale or Lease

Size:
1,342 +/- SF Second Floor
1,342 +/- SF First Floor

2,684 +/- SF Total

Block/Lot: 4.01/20.01

Zoning: C-3 Commercial

Sale Price: \$395,000.00

Lease Rate: \$18.00/SF Plus Utilities

Taxes: \$8,365 (2012)

Comments:

- Wired for Internet Access, Telephone, and Fax
- Overhead Florecent Lighting and Central Air
- Public Water & Sewer
- Natural Gas
- Abundant Parking
- Excellent Signage
- Newer Roof & Windows
- Easy Access to Routes 73 & 70
- Great Proximity to Local Shopping, Restaurants & Banks

First Floor:

- Waiting Room, Reception Area, Two (2) Offices and One (1) Bathroom

Second Floor:

- Four (4) Offices, One (1) Copy

2011 DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	9,732	69,923	157,215
Avg HH Income	\$96,027	\$126,641	\$123,710
Daytime Poplulation	29,423	97,022	202,029

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651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

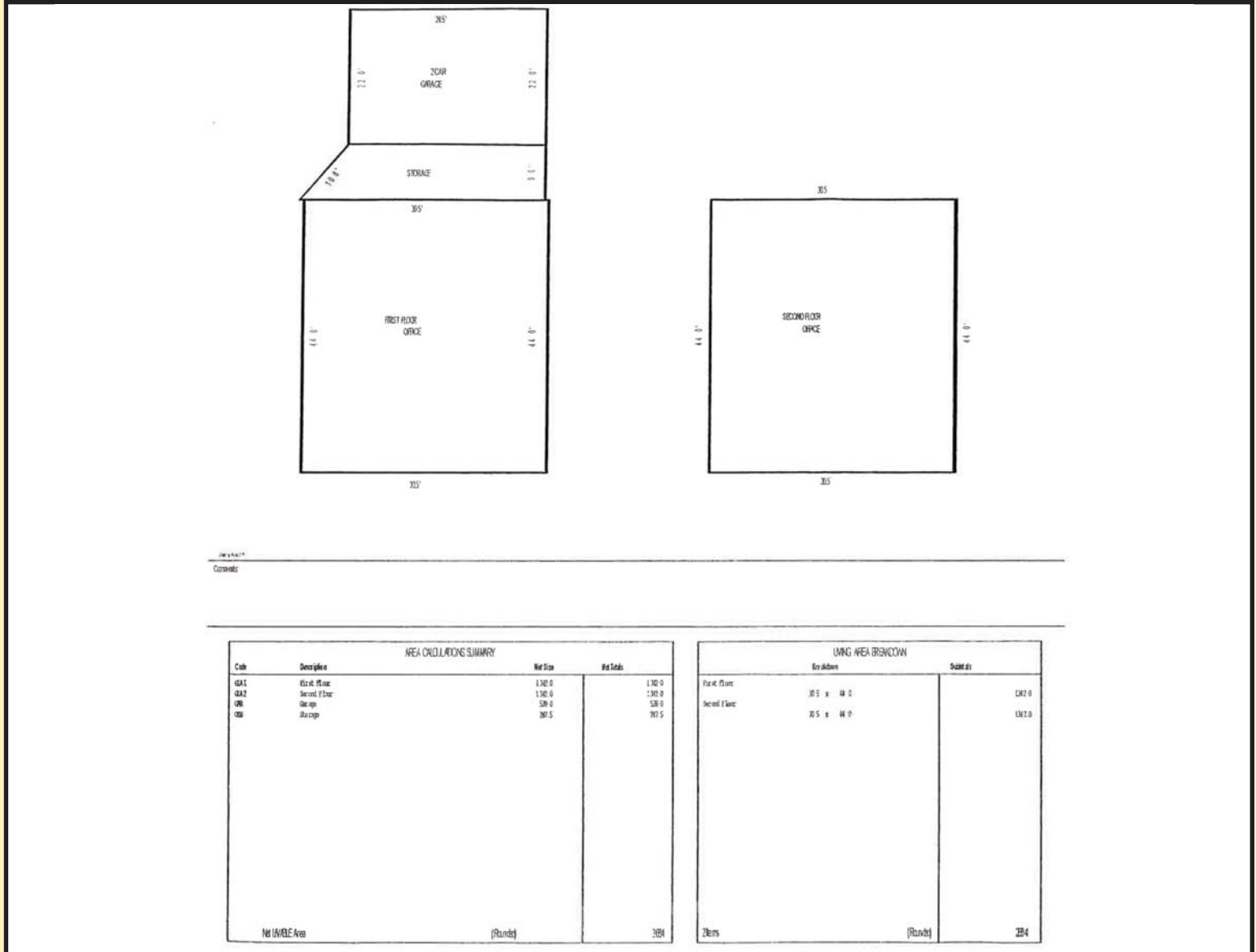
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BUILDING LAYOUTS



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