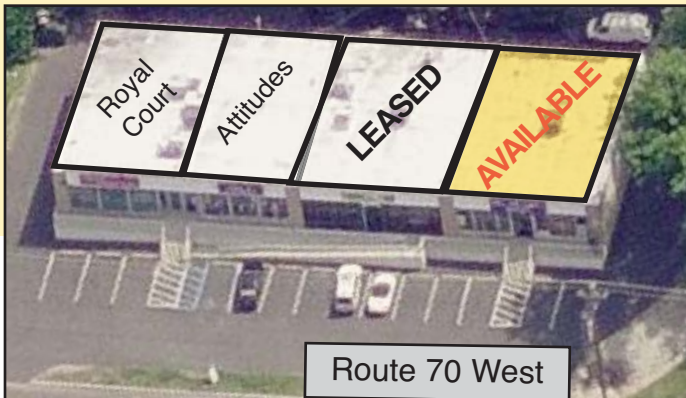




RETAIL STRIP CENTER FOR LEASE

444-448 WEST ROUTE 70
MARLTON, NJ

EXCLUSIVE LISTING



Property Description: 9,010 +/- SF One-Story Retail Building with a Full Basement

Available Space: 2,500 +/- SF With a Full Basement

Lease Rate: \$14.00/SF Plus Utilities

- Comments:**
- Conveniently Located on Route 70 1/4 Mile East of 70 & 73
 - Significant Frontage
 - Great Signage
 - Handicap Accessible
 - 30 Parking Spaces

For Further Information, Please Contact:

Adam Rose (Ext. 22)

Brett Davidoff (Ext. 27)

(856) 985-9522

arose@rosecommercial.com

bdavidoff@rosecommercial.com

2011 DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	10,831	77,697	194,983
Household Income	\$80,756	\$92,162	\$84,258
Daytime Population	8,434	65,494	135,730

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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