



# ENDCAP RETAIL CONDO(S) FOR SALE OR LEASE

**PLAZA 70**  
**65 E. ROUTE 70**  
**MARLTON NJ**

**EXCLUSIVE LISTING**



<b>DEMOGRAPHICS</b>			
<b>Category</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Population	10,313	69,020	155,870
Average HH Income	\$93,888	\$118,376	\$120,639
Annual Spending	\$29,092	\$210,507	\$478,068
Traffic Count:			32,021 ADV

**Property Description:** Retail Condo(s) in a 59,000 SF Shopping Center

**Building Size:** 4,350 +/- SF (12A)  
1,650 +/- SF (11A)  

---

6,000 +/- SF Total

**Condo Fees:** \$2.29 / SF

**Taxes:** \$2.25 / SF

**Sale Price:** Call for information

**Lease Rate:** \$ 18.00 / SF Plus Utilities

- Comments:**
- Rare retail condo for purchase
  - Ideal for owner occupied for all professional or retail uses
  - Building and Pylon sigange available
  - Currently Income producing
  - Direct access to Rt 70 and 73

*For Further Information, Please Contact:*

**Brett Davidoff (Ext. 27)**

**(856) 985-9522**

**bdavidoff@rosecommercial.com**

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:

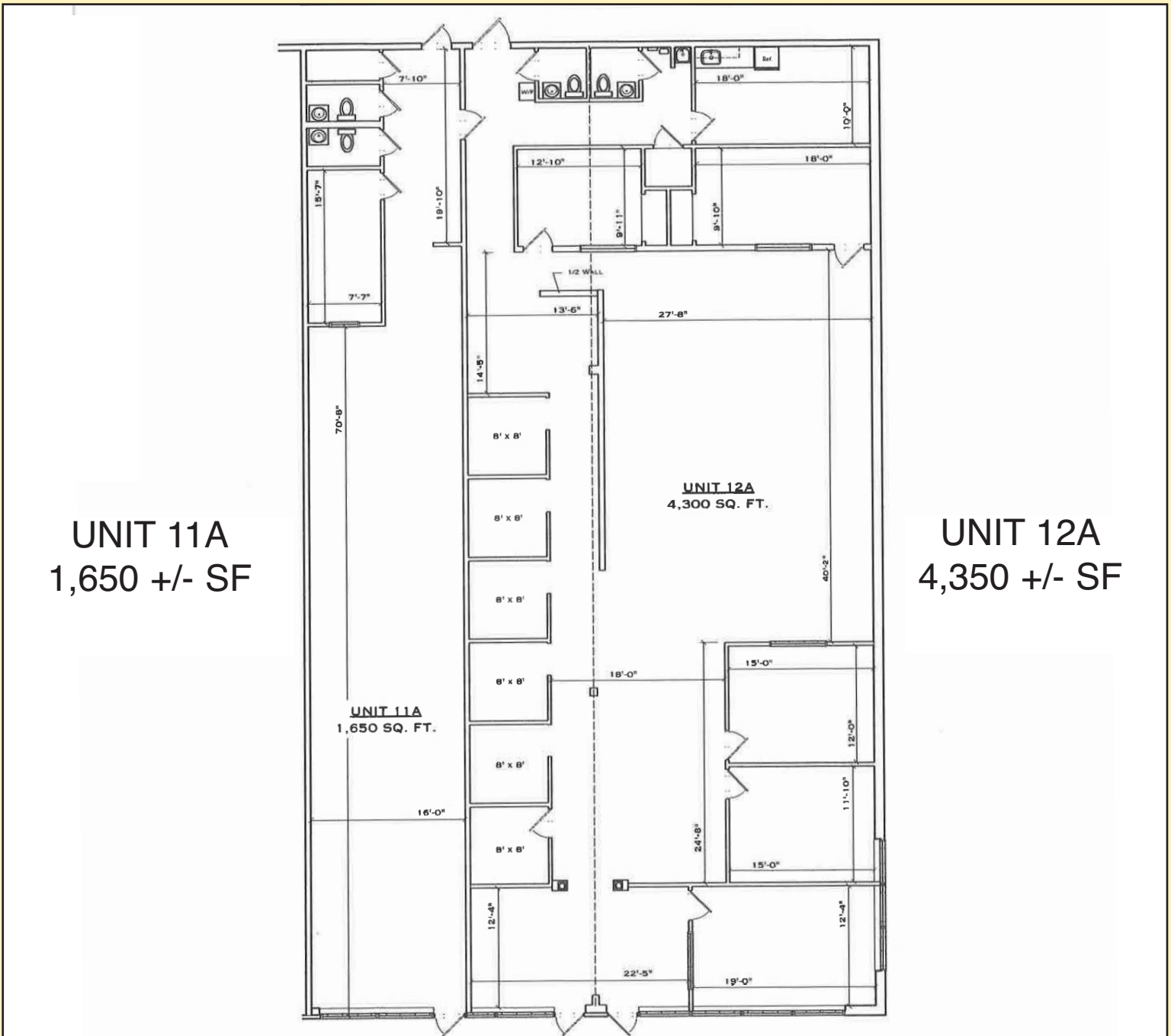
[www.rosecommercial.com](http://www.rosecommercial.com)

# ENDCAP RETAIL CONDO(S) FOR SALE OR LEASE



**PLAZA 70**  
**65 E. ROUTE 70**  
**MARLTON NJ**

**EXCLUSIVE LISTING**



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

# ENDCAP RETAIL CONDO(S) FOR SALE OR LEASE



**PLAZA 70**  
**65 E. ROUTE 70**  
**MARLTON NJ**

**EXCLUSIVE LISTING**



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

[www.rosecommercial.com](http://www.rosecommercial.com)