



7000 Midlantic Drive Laurel Corporate Park Mount Laurel, New Jersey

LOCATION

The property is located at the intersection of Route 38 and I-295 (exits 40 and 40B).

The property is situated in a very desirable area of Mount Laurel with close proximity to the surrounding affluent communities of Moorestown, Cherry Hill and Medford. The national hospitality providers in the immediate area consists of only two casual restaurants, TGIF and Ruby Tuesday's, and one hotel, a Marriott Residence Inn which was recently expanded. The business community consists of some of the largest employers in Southern New Jersey; Lockheed Martin, NFL Films, PHH Mortgage, Comcast, Oki Data and ARI. Within a 5 mile radius there is a population of 160,789 residents, 8,247 businesses and 97,344 employees.

PROJECT OVERVIEW

We are offering for sale or lease a 10+/- acre land parcel at the intersection of Route 38 and Marter Road in Mount Laurel, New Jersey. The Seller has received preliminary approval for a 134-room hotel pad site (the "Hotel Parcel") and two restaurant pad sites, each approved to contain 5,000 square feet with each having 130 seats (the "Restaurant Parcels").

The Seller is interested in receiving offers to purchase the land or the ground lease of all, or part of, the Property.

The Seller owns many of the office buildings in the 1 million square foot Laurel Corporate Center and therefore the Seller desires to have a high quality hotel and restaurants as an amenity to the corporate park.

In the event the property is leased to separate parties, the Seller reserves the right to act as the "Development/Property Manager" and as such be responsible for the entire pre-development activities, approvals and construction of the site improvements for the Property as well as the on-going property management oversight for the exterior of the Property.

LIQUOR LICENSE

In the event the hotel is developed separately, the Seller reserves the rights to the liquor license that the development of the hotel will create. The Restaurant Parcel Purchaser(s) shall be the exclusive server of alcoholic beverages under the Liquor License on the Property and all actual and reasonable costs attributable to obtaining the Liquor License shall be borne by the Seller and/or Restaurant Parcel(s) Purchaser(s). The Restaurant Parcel Buyer(s) shall pay to the Hotel Parcel Purchaser the annual sum of \$1.00 for the use of the Liquor License and the Restaurant Parcel Purchaser shall also provide an insurance certificate indemnifying the Hotel Parcel Purchaser and naming the Hotel Parcel Purchaser as an additional insured.

For additional information or to schedule a tour of the site and the area please contact:

Jeffrey Lucas

ROSE COMMERCIAL REAL ESTATE

651 Route 73 North, Suite 111

Marlton, NJ 08053

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EXCLUSIVE LISTING

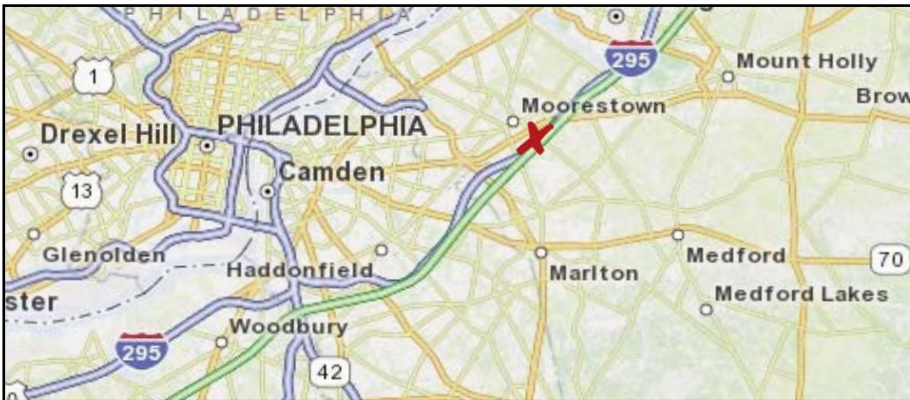
**10 +/- ACRES
SALE OR LEASE**

**7000 MIDLANTIC DRIVE
MOUNT LAUREL, NJ**



Developmental Site Available

- Ideal site for Hotel and Restaurants
- High Visibility
- Direct Access to I-295
- Strong Office Commercial Market
- High Profile Residential Community



For Further Information, Please Contact:

Jeffrey Lucas
(609) 254-1832 (cell)
jeffreylucas@me.com

* site plan on other side

2011 Demographic Estimates

	1 MILE	3 MILES	5 MILES
Population	2,601	49,778	161,659
Households	832	19,886	62,221
Average HH Income	\$142,239	\$126,939	\$108,337
Med HH Income	\$107,251	\$91,874	\$79,863
Total Businesses	410	2,723	8,247
Total Employees	6,466	35,041	97,344

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