

79 S MAPLE AVE

MARLTON, NEW JERSEY



MSC

FREE-STANDING 2,564 SF
OFFICE BUILDING FOR SALE





79 S MAPLE AVENUE

JOIN THESE NEARBY TENANTS



PROPERTY DETAILS

- ▶ Fully renovated (2023) office building for sale with unobstructed visibility and access to Route 73 northbound and southbound
- ▶ Available immediately
- ▶ Located in one of NJ's strongest retail and commercial corridors, affluent and highly educated trade areas
- ▶ Adjacent to Route 73, minutes from NJ Turnpike, Route 295 and Philadelphia
- ▶ Property: 0.52 acres; Parking: 12-15 parking spaces, zoning: C-2, Taxes: 2025: \$11,096.51
- ▶ Minutes from Virtua Marlton and Virtua Voorhees hospitals
- ▶ Pricing: upon request

DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
1 mi	8,922	1 mi	9,483
3 mi	69,599	3 mi	43,596
5 mi	161,211	5 mi	104,536
EST. HOUSEHOLDS		EST. MED HH INCOME	
1 mi	3,545	1 mi	\$108,672
3 mi	26,816	3 mi	\$120,974
5 mi	67,712	5 mi	\$116,708

TRAFFIC
RT. 73 & S MAPLE AVE:
51,898 AADT

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



PHOTOS



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AERIAL



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