

# MSC



**444-448 ROUTE 70**

MARLTON, NJ 08053

**2,500 SF END-CAP FOR LEASE**





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## CONTACT

**DANNY WOLF**

dwolf@hellomsc.com

215.883.7398



### JOIN THESE TENANTS



### JOIN THESE AREA TENANTS



### PROPERTY DETAILS

- Prominently located on Rt. 70 1/4 mile east of Rt.70/73 intersection
- End-cap opportunity with pylon signage, full basement, ample parking and strong co-tenancy in the area
- Highly visible with 150' of frontage in densely mixed commercial and residential surroundings
- Median HH income over \$100,000 in five (5) mile radius

### DEMOGRAPHICS



#### EST. POPULATION

1 mi 11,347 | 3 mi 72,175 | 5 mi 174,494



#### EST. MEDIAN HOUSEHOLD INCOME

1 mi \$102,855 | 3 mi \$107,691 | 5 mi \$97,302



#### EST. TRAFFIC COUNT

40,628 AADT



#### EST. NUMBER OF EMPLOYEES

1 mi 9,688 | 3 mi 56,948 | 5 mi 126,901



#### EST. NUMBER OF HOUSEHOLDS

1 mi 4,403 | 3 mi 27,101 | 5 mi 66,684

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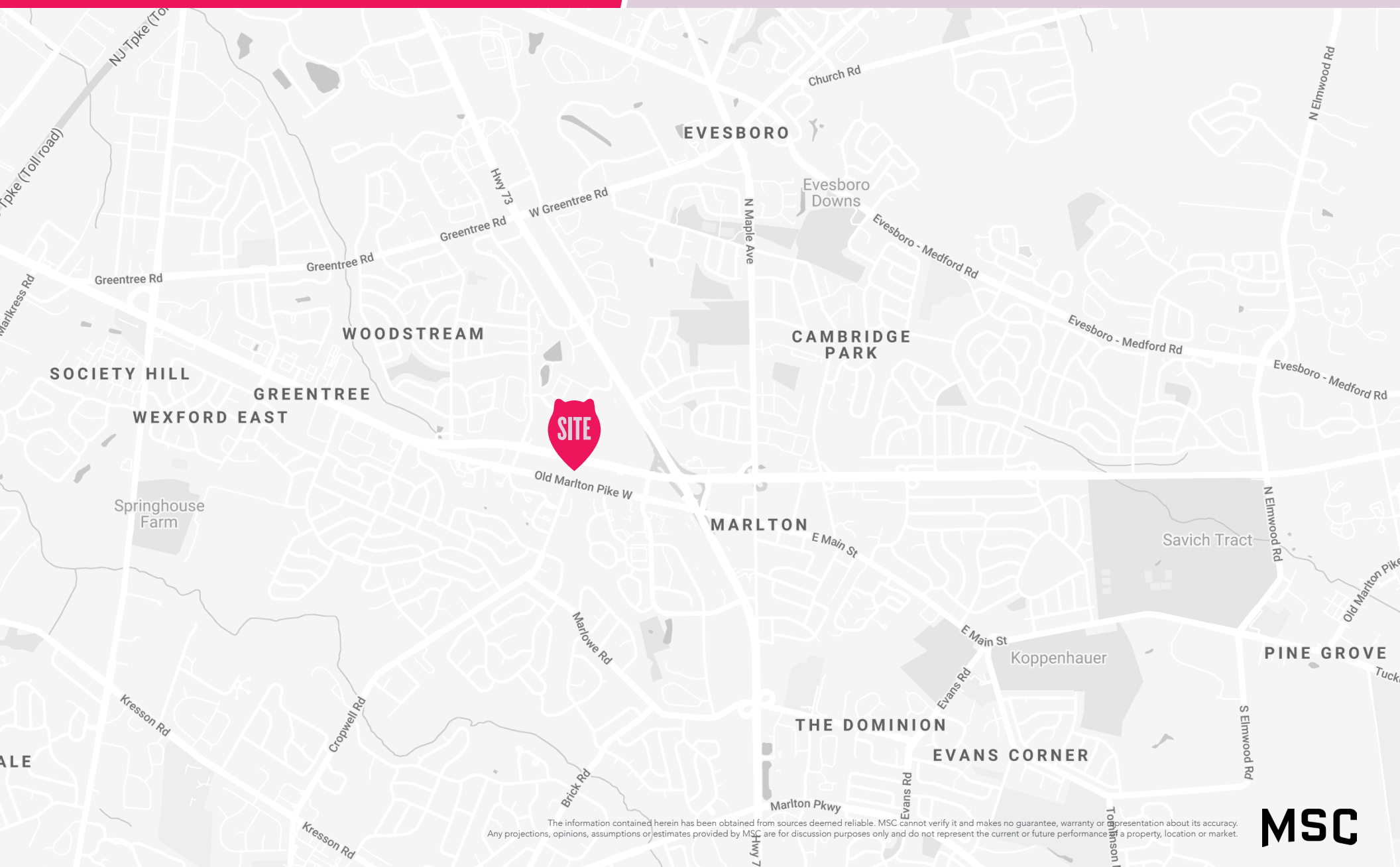
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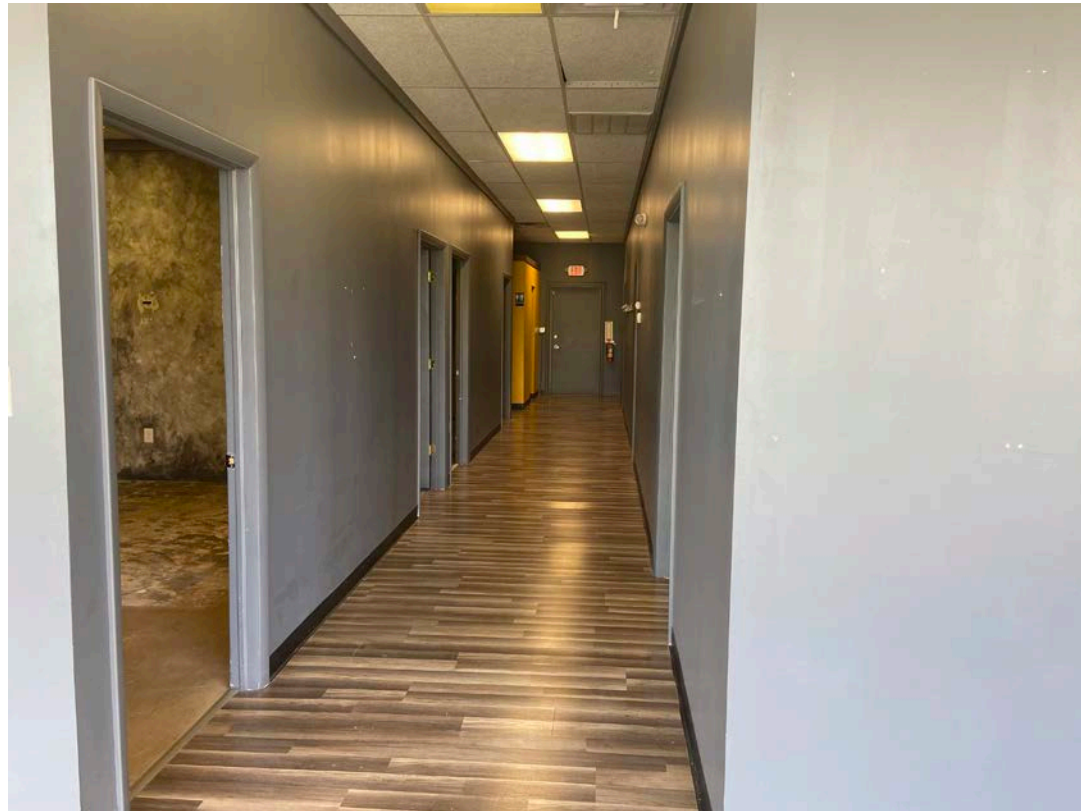
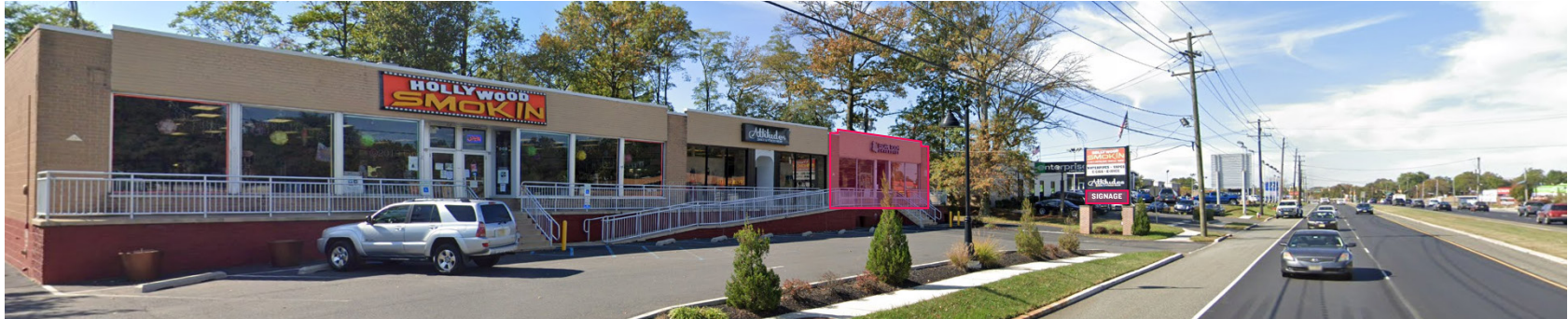
## PROPERTY PHOTOS

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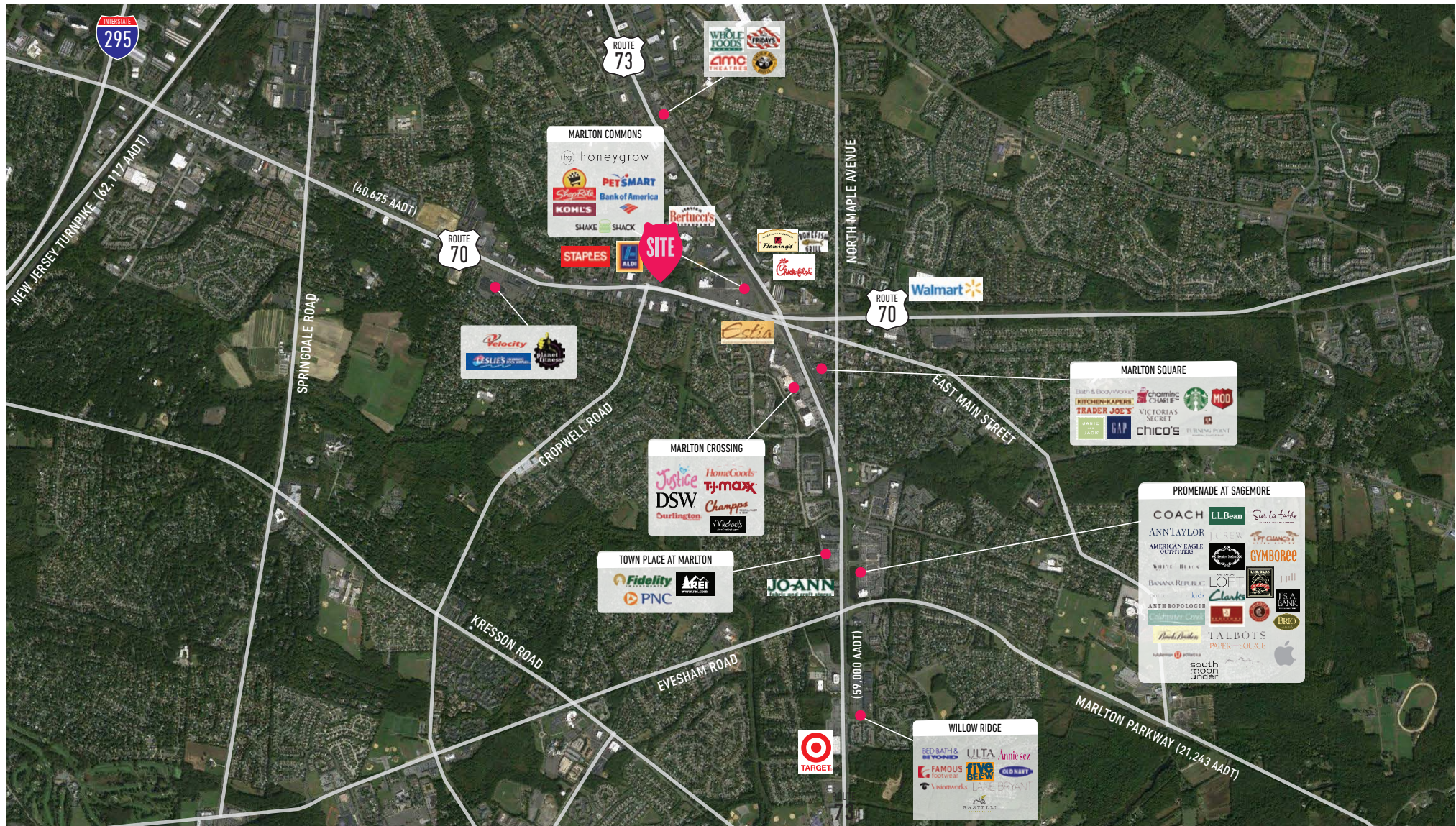
## MARKET AERIAL

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