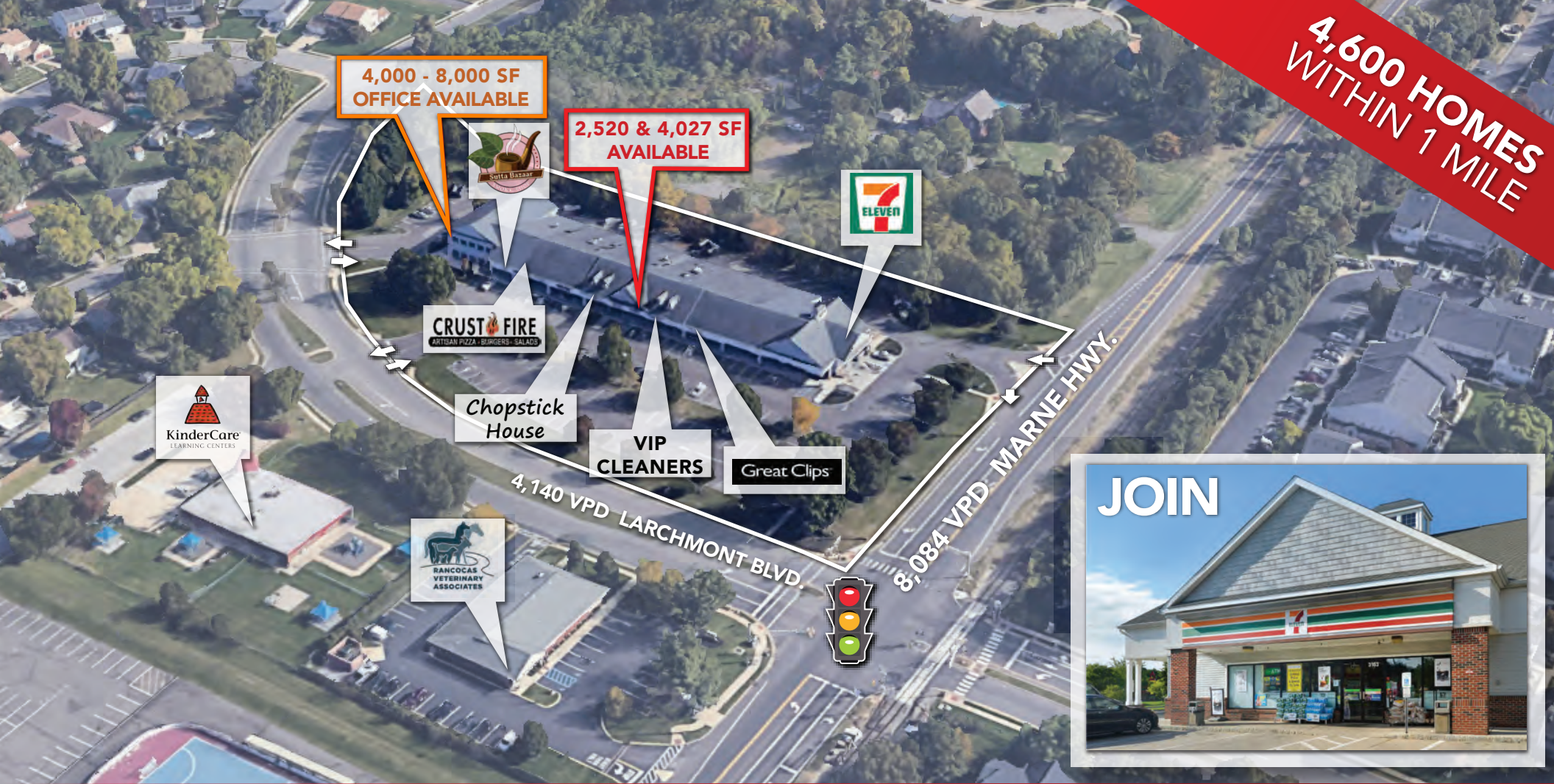


**4,600 HOMES
WITHIN 1 MILE**



JOIN



3163 MARNE HIGHWAY
MOUNT LAUREL, NEW JERSEY

**FOR
LEASE**

2,520 SF - 4,027 SF
4,000-8,000 SF OFFICE SPACE

ALAN WALKER

awalker@jefferyrealty.com

C: 732.485.9364

SHANE WIERKS

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C: 908.581.7781



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





Tenant	Suite	SF
7-11	3163 Marne	2,940
AVAILABLE	403	4,027
Great Clips	411	1,200
Yhanne's Cheesecakes	415	1,200
VIP Cleaners	419	1,600
Hot Yoga	423	1,200
Chopstick House	427	1,200
AVAILABLE	431	2,520
AFL Restaurants (Crust N Fire)	439	1,840
Mont Nail and Spa	443	1,360
Asuka Sushi	447	1,620
Sutta Bazaar	451	1,620
AVAILABLE (OFFICE)	455A	4,000
AVAILABLE (OFFICE)	455B	4,000

3163 MARNE HIGHWAY MOUNT LAUREL, NJ

SITE INFORMATION

CENTER SIZE: 30,327 SF

AVAILABLE: 4,027 SF (403)

2,520 SF (431)

4,000 SF (455A)

4,000 SF (455B)

RENT: CALL FOR QUOTE

NNN: \$8.00 PSF EST.

PARKING: 5.27:1

TRAFFIC: 8,084 VPD MARNE HWY.

4,140 VPD LARCHMONT

NOTES:

- Surrounded by residential homes, retail centers and offices
- Quick access to Rt. 28, I-295 and NJ Tpke.
- Near Rowan University Burlington County

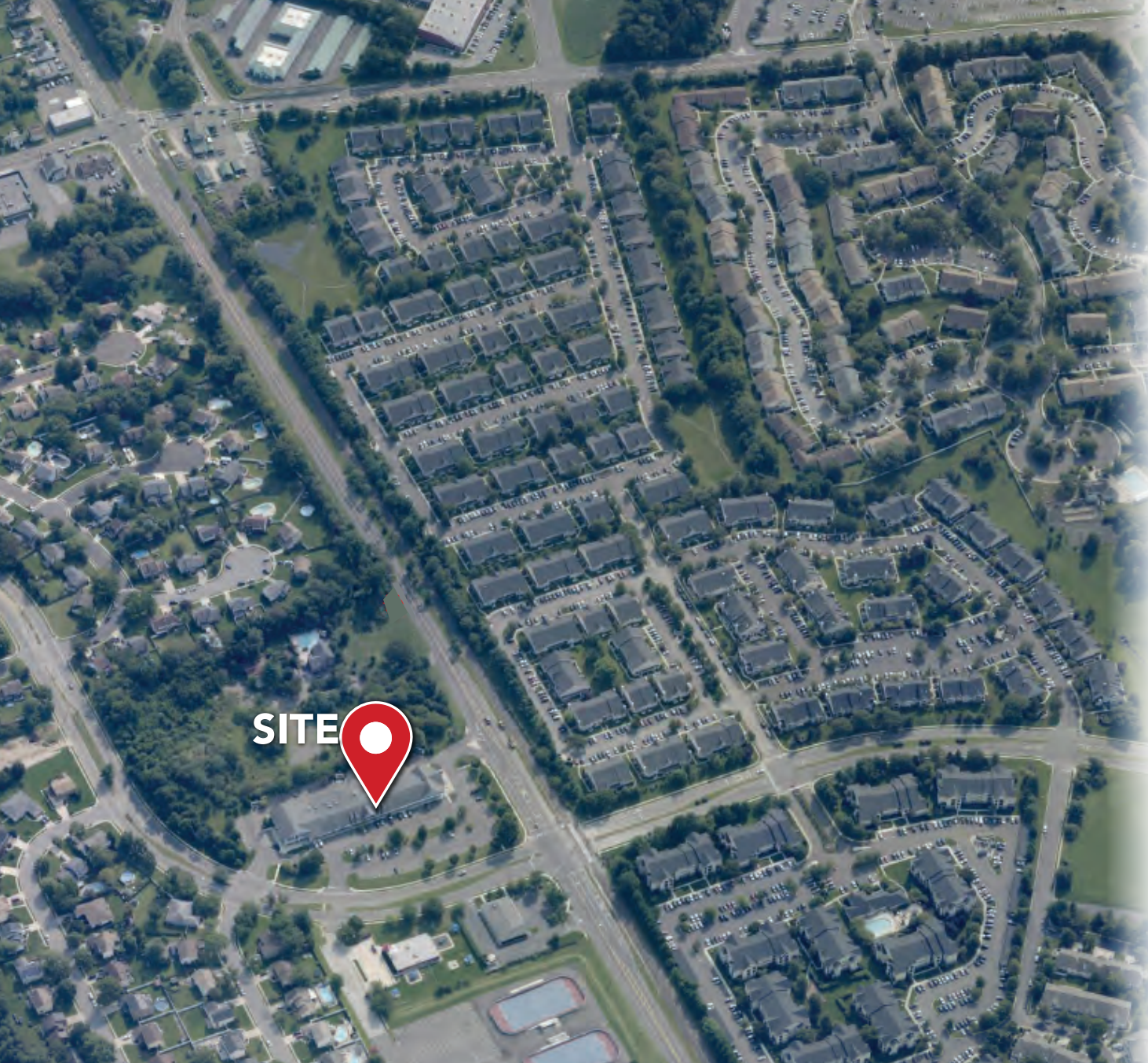


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1 MILE HOUSEHOLD DATA

Total Households

4,601

Households with Children

1,057

Average Household Size

2.1

Household Density per Sq. Mile

1,465

Population Family

7,036

Population Non-Family

2,498

Family Households

2,451

Married Couple Households

1,763

Married Couple with Children

695

Average Family Household Size

2.9

Average Family Income

\$142,641

Median Family Income

\$120,255

3163 MARNE HIGHWAY MOUNT LAUREL, NJ

LOCAL AREA



3163 MARNE HIGHWAY

MOUNT LAUREL, NJ

SITE INFORMATION



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