Vantage commercial

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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

FOR **LEASE**

STAPLES PLAZA

701 ROUTE 70 WEST, MARLTON, NJ 08053

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OFFERING SUMMARY

Asking Lease Rate: $18/SF NNN (NNN = $5)

SF Available:

Unit B: +/- 1,800 SF

Unit G: +/- 1,800 SF

Signage: Monument & Facade

Parking: +/- 250 Spaces

Zoning: C-1

Traffic Count: +/- 52,075 VPD

PROPERTY HIGHLIGHTS

+ Retail spaces for lease along heavily trafficked Route 70, in the heart of Marlton's retail district. Units available ranging from +/- 1,800-3,200 SF in a highly visited shipping center with exceptional exposure, including visibility from over 52,000 vehicles per day

+ The center boasts a strong co-tenancy and anchor presence, including Staples, Benjamin Moore, and other established brands, attracting consistent customer traffic. It is located in a thriving retail corridor with affluent nearby communities and a robust daytime workforce

+ The center has easy ingress/egress from Route 70 and generous on-site parking to accommodate shoppers and visitors and is easily accessible from Route 73, Old Marlton Pike, I-295 and Greentree Road

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,511	77,109	190,985
PROJECTED 2028	11,696	77,763	192,771

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,524	29,545	75,151
PROJECTED 2028	4,602	29,800	75,875

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	$135,263	$143,895	$135,346
MEDIAN INCOME	$111,463	$120,636	$109,671

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KEY DISTANCES

ROUTE 73 .9 MILES
I-295 3.2 MILES
NJ TURNPIKE 4.1 MILES
ROUTE 38 5.1 MILES
ROUTE 130 9.3 MILES

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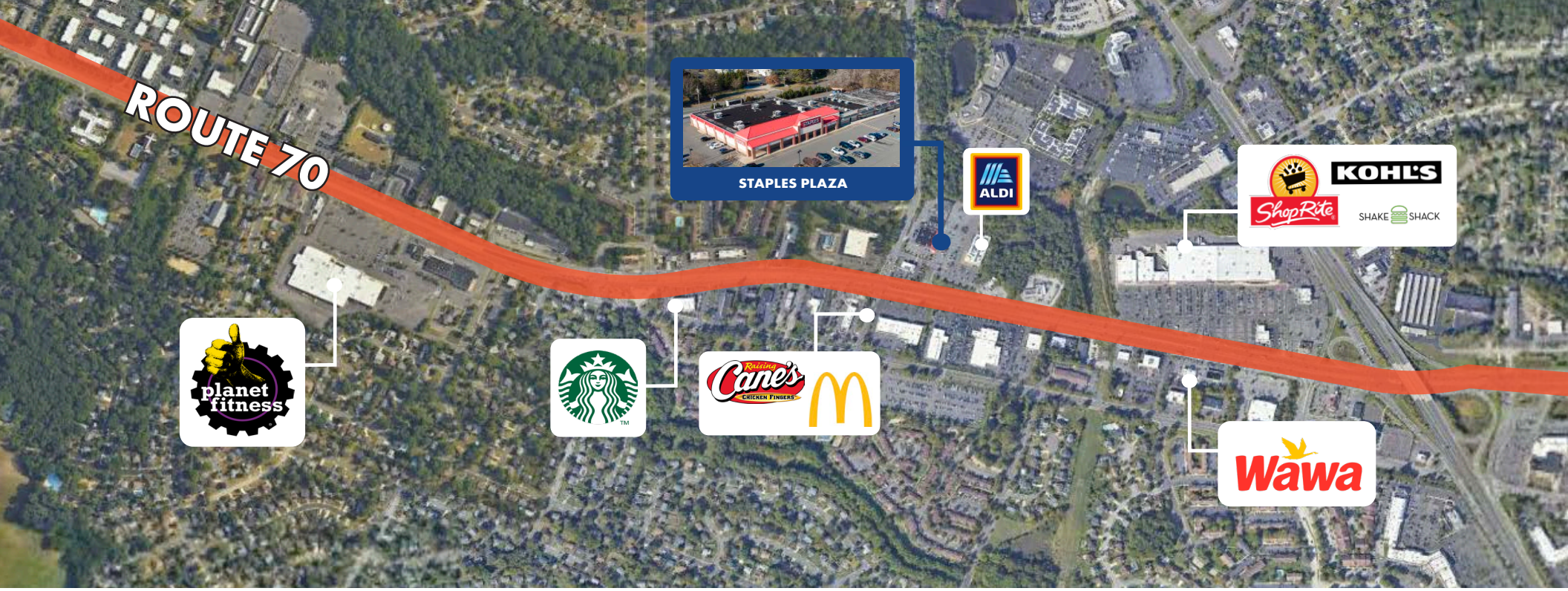

NEARBY AMENITIES

DINING

- Chef Zeng
- Chick Fil A
- Chickies & Petes
- Dominos
- Dunkin
- Starbucks
- Honeygrow
- Jersey Mikes Subs
- McDonalds
- Olgas Diner
- Shake Shack
- Sushi Kingdom

RETAIL/GROCERY

- Aldi
- AMC
- Barnes & Noble
- HomeGoods
- Kohls
- Michaels
- PetSmart
- Planet Fitness
- Public Storage
- Royal Farms
- Shoprite
- Sprouts
- TJ Maxx
- Trader Joes
- Wawa
- Whole Foods Market

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SITE PLAN

STAPLES PLAZA

UNIT I STAPLES	UNIT H SIMPLY GENTS	UNIT G **VACANT** +/- 1,800 SF	UNIT E&F KARATE STUDIO	UNIT C&D BENJAMIN MOORE	UNIT B **VACANT** +/- 1,800 SF	UNIT A FANTASY GIFTS

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AERIAL VIEW

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