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Hersh Realty Group
Commercial Real Estate Services

**1.45+/- Acres at
Major Signalized
Intersection For Lease**

Prime Commercial Land (with existing building). Route 73 Mount Laurel, NJ



BUILDING INFORMATION

Location: 1170 Route 73 Mount Laurel, New Jersey

Size: 1.45+/- Acres

Asking Price: Ground Lease: \$300,000 Per Year NNN

Availability: Immediately

Zoning: B – Business

Real Estate Taxes: \$47,910.30

Property/Area Highlights:

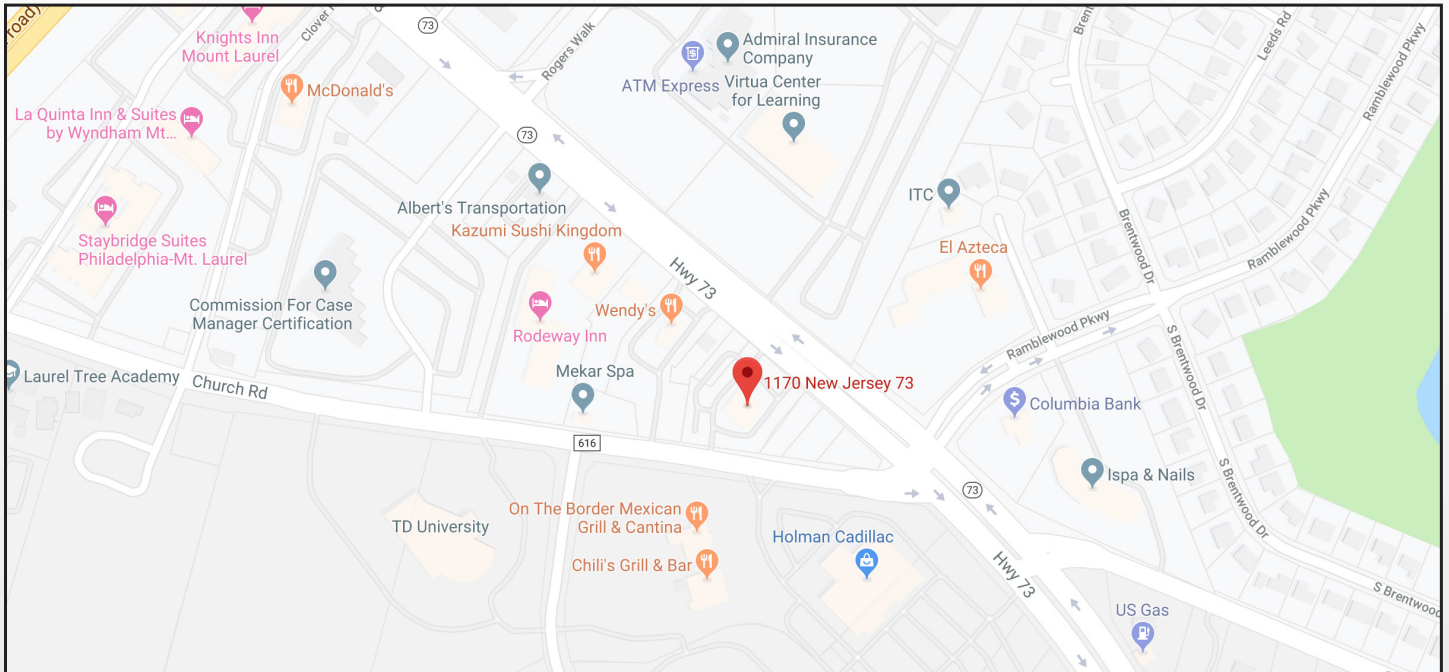
- Highest Traffic Counts in the trade area
- Major Signalized Intersection with two road frontages
- Ease of Access via 3 curb cuts for ingress/egress
- Surrounded by retail, medical and professional uses along with dense clusters of residential housing.
- High demographic area for population, number of houses and

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	5,292	82,647	201,509
Number of HH's	1,991	33,201	78,767
Median HH Income	\$111,300	\$115,243	\$121,127
Traffic Count: In Excess of 77,000 AVPD			



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