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Hersh Realty Group
Commercial Real Estate Services

**RETAIL STORES
FOR LEASE**

CLASS A Neighborhood Strip Center Anchored by 7-11



BUILDING INFORMATION

Location: 3163 Marne Highway, Mount Laurel, NJ

Size: 30,000 SF GLA on 4.10 Acres

Available: Retail - 1,200 SF to 4,027 SF For Lease **Office** – 4,000 SF – First Floor

Asking Price: Retail - \$14.00 PSF NNN **Office** - \$10.00 PSF Gross

Availability: Immediate

Zoning: Commercial

Parking: Plentiful on site parking

Property/Area Highlights:

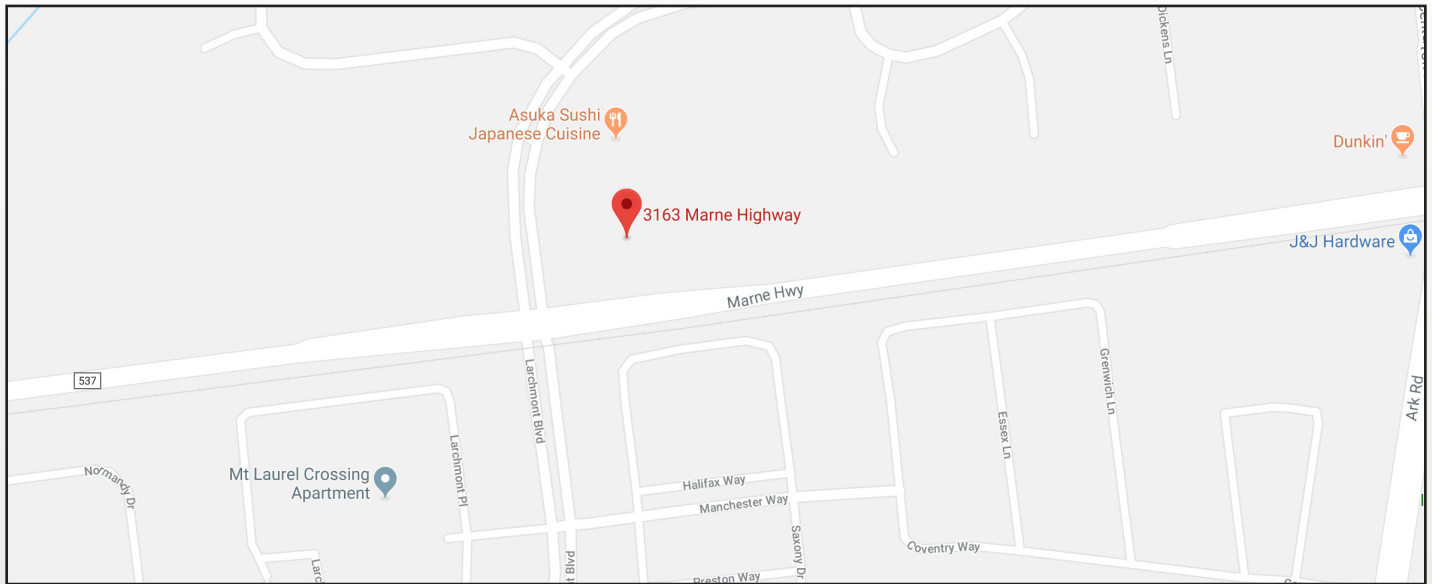
- Join high volume corporate owned 7-11 among many other successful business
- Located at signalized intersection with convenient ingress/egress
- Ideal for insurance office, optical store, any retail use, medical & professional office
- Surrounded by retail, medical and professional uses along with dense clusters of residential housing
- Class A Construction

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	9,073	37,018	137,472
Number of HH's	3,817	14,936	49,866
Avg HH Income	\$94,141	\$118,178	\$118,348



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