



**BROKER'S BONUS
UP TO \$2.50/SF FOR
QUALIFYING LEASES***



856.797.1919

www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

PRIME OFFICES FOR LEASE

GREENTREE EXECUTIVE CAMPUS

 **1002-2003 LINCOLN DRIVE WEST, MARLTON, NJ 08053**

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*\$1.50/SF FOR 3-YEAR TERM SIGNED WITHIN THE NEXT 90 DAYS
\$2.50/SF FOR 5-YEAR TERM SIGNED WITHIN THE NEXT 90 DAYS

OFFERING SUMMARY



SF AVAILABLE

Suite 2001D: +/- 1,002 SF

Suite 2001E: +/- 935 RSF

Suite 2001G: +/- 700 RSF

Suite 2002D: +/- 2,042 SF

Suite 2002E: +/- 1,775 SF

Combine for a total of
+/- 1,635 RSF



SIGNAGE

Directory and suite signage



LEASE RATE

\$19-21/SF + Utilities



COMPLEX UNDER NEW MANAGEMENT

AREA HIGHLIGHTS

- ✓ Professional/medical spaces for lease in highly desirable complex, under new management. Major façade renovations underway. Buildings have prominent visibility on heavily trafficked Route 73 in the heart of Marlton's commercial district. Walkable to retail stores, restaurants and athletic facilities
- ✓ Numerous suites available for professional, office, or medical use ranging in size and floorplan
- ✓ Easily accessible from I-295, the NJ Turnpike and Routes 38, 70 and 73. Only 25 minutes from Center City Philadelphia, 40 minutes from Princeton and 90 minutes from New York City. Nearby amenities include LA Fitness, Smooth King, Naf Naf, Whole Foods, Chipotle, and Wells Fargo among others



NEWLY RENOVATED SUITES ON ROUTE 73



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,643	75,176	183,748
2026 POPULATION PROJECTION	8,767	75,646	185,514
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,481	29,456	71,984
2026 HOUSEHOLD PROJECTION	3,531	29,679	72,310
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$123,818	\$132,828	\$132,829
MEDIAN HOUSEHOLD INCOME	\$103,957	\$107,655	\$105,647
TRAFFIC COUNT	41,205 VPD		

KEY DISTANCES

ROUTE 70

1.2 MILE

NJ TURNPIKE

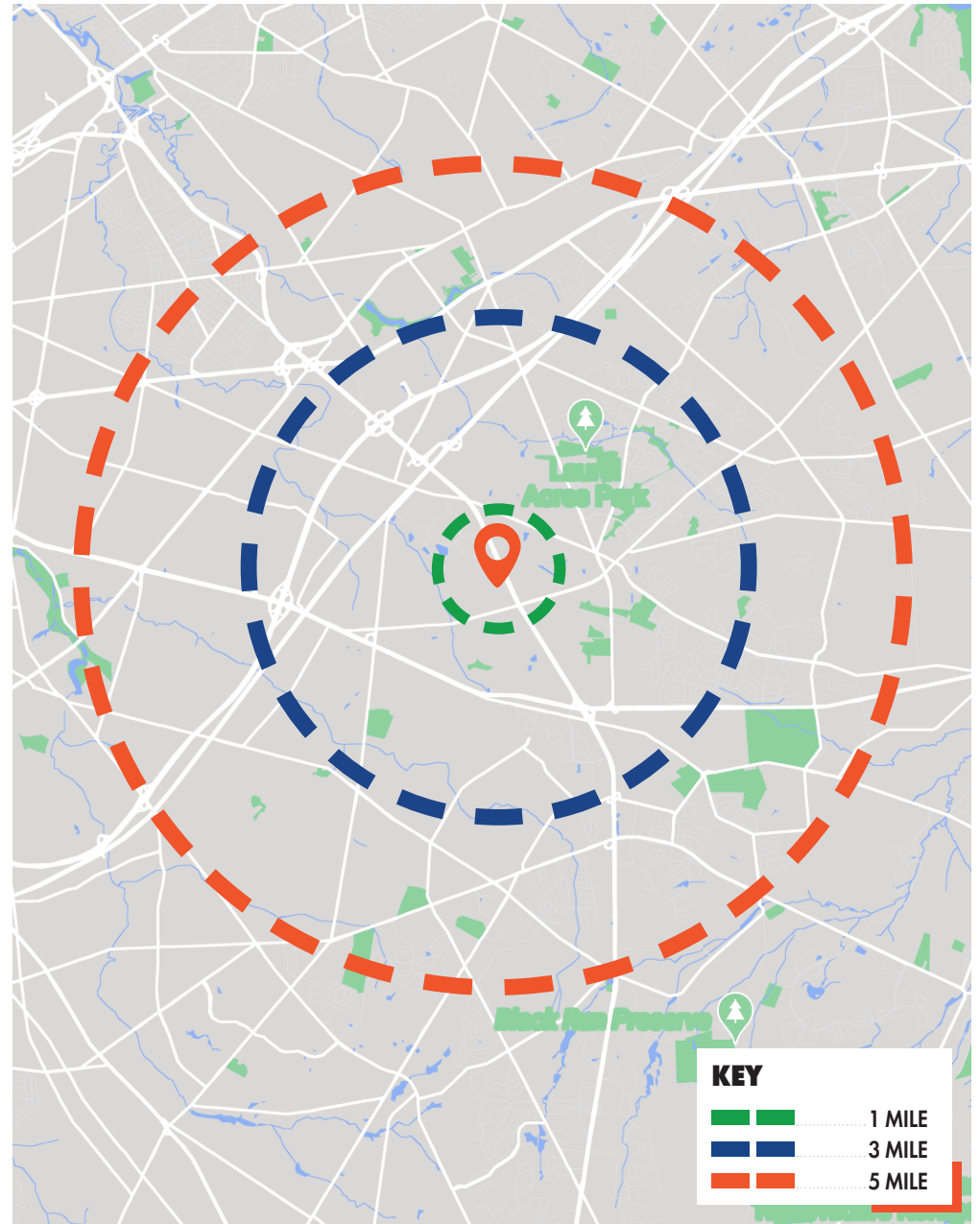
2.4 MILES

I-295

3.2 MILES

PHILADELPHIA, PA

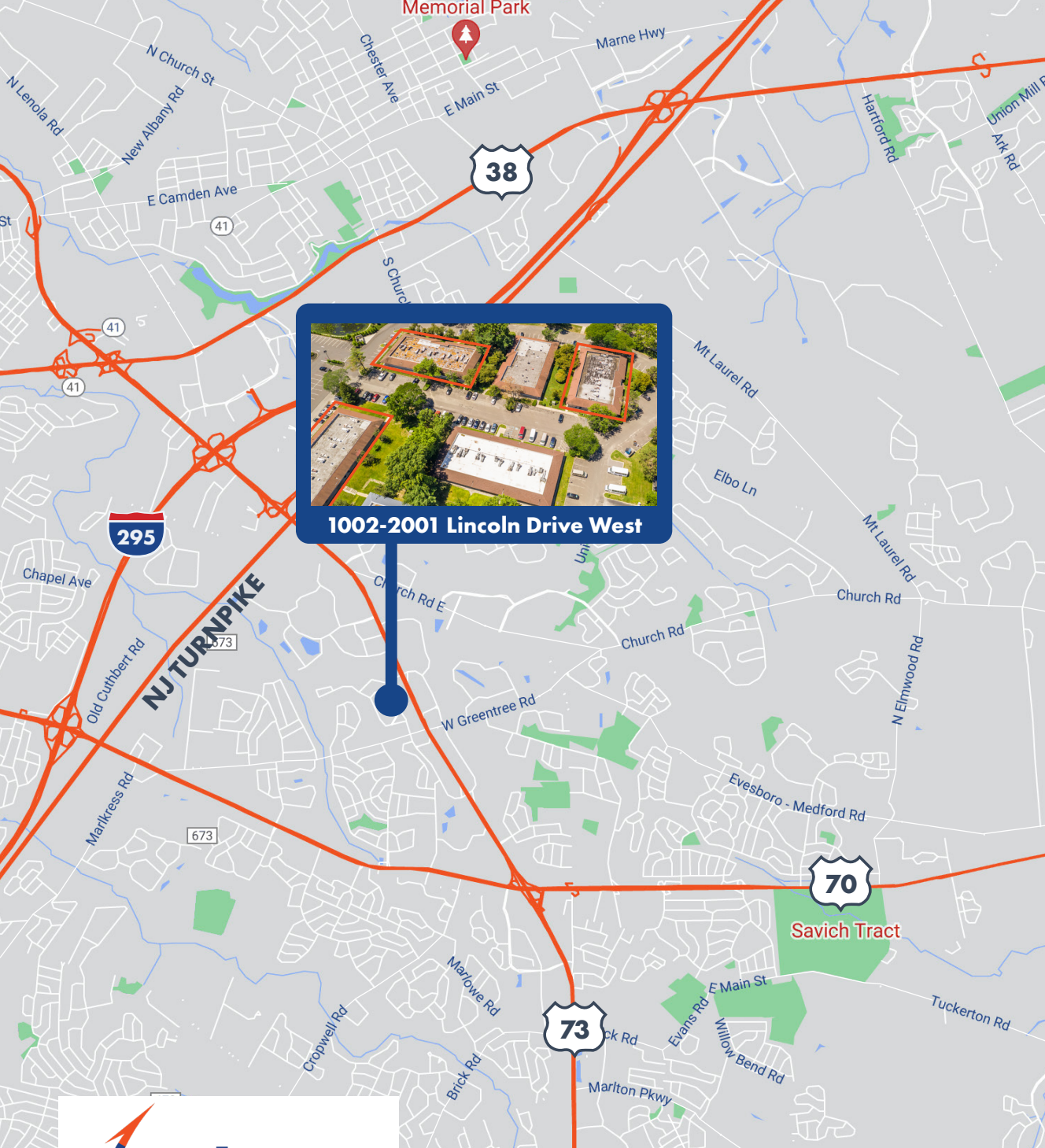
14 MILES



 1002-2003 LINCOLN DRIVE WEST, MARLTON, NJ 08053

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1002-2001 Lincoln Drive West

NEARBY AMENITIES

DINING

- Cracker Barrel Old Country Store
- Fleming's Prime Steakhouse & Wine Bar
- Greentree Square
 - Allora
 - Chipotle Mexican Grill
 - Domenico's Italian Ristorante
 - Jersey Mike's Subs
 - Saladworks
- TGI Fridays
- Mission BBQ
- The View At Marlton Shops
 - Andale
 - Crisp Kitchen
 - Dunkin'
 - Marino's Kitchen
 - Naf Naf Grill
 - Smoothie King

RETAIL

- Burns Honda
- Holman Toyota
- The View At Marlton Shops
 - AAA Car Service Center
 - Bellagrio Spa
 - Capital Motor Cars
 - Cherry Hill Blow Dry Bar
 - Great Clips
 - LA Fitness
- Whole Foods Market

MEDICAL

- Delaware Valley Pain & Spine Institute
- Rothman Orthopedics Urgent Care
- Virtua Neuroscience



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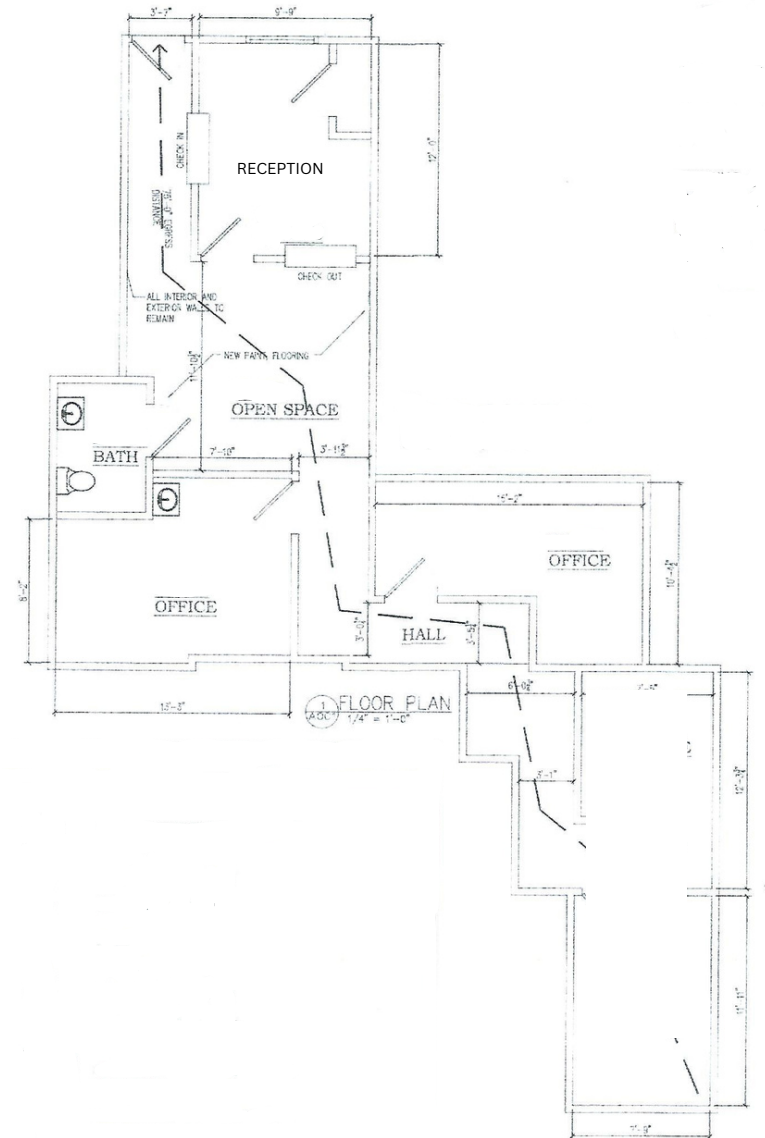
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SAMPLE FLOOR PLANS

Building 2001 - Unit D: +/- 1,002 SF

LOCATION:



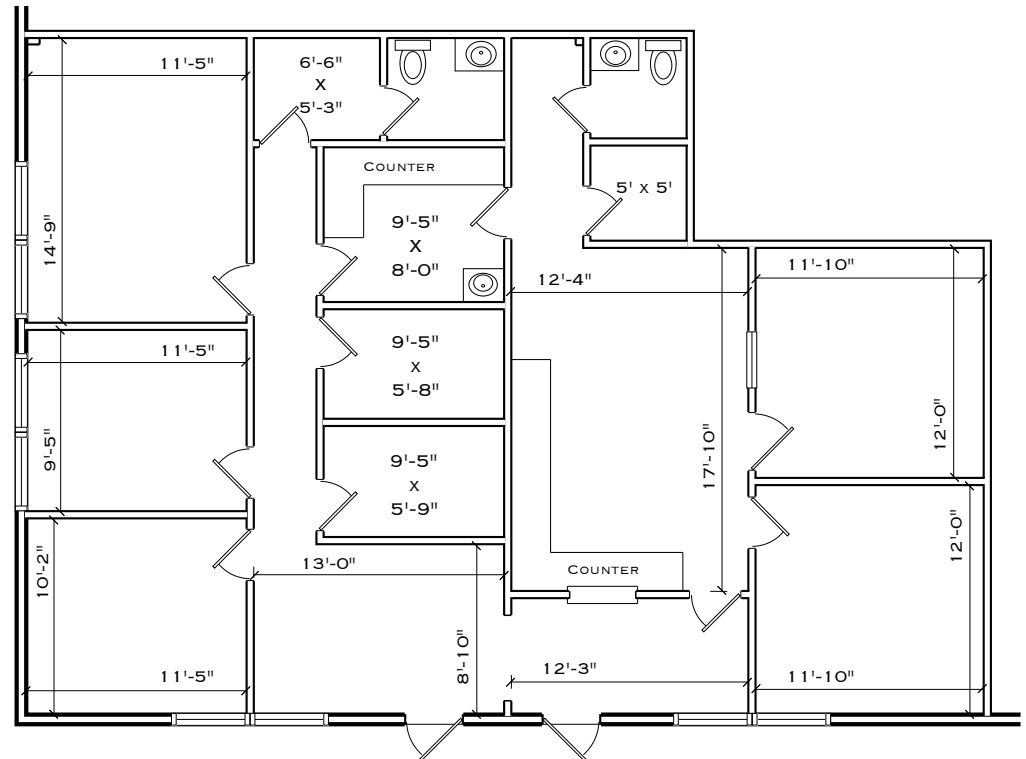
SAMPLE FLOOR PLANS

Building 2001 - Unit E: +/- 935 RSF

Building 2001 - Unit G: +/- 700 RSF

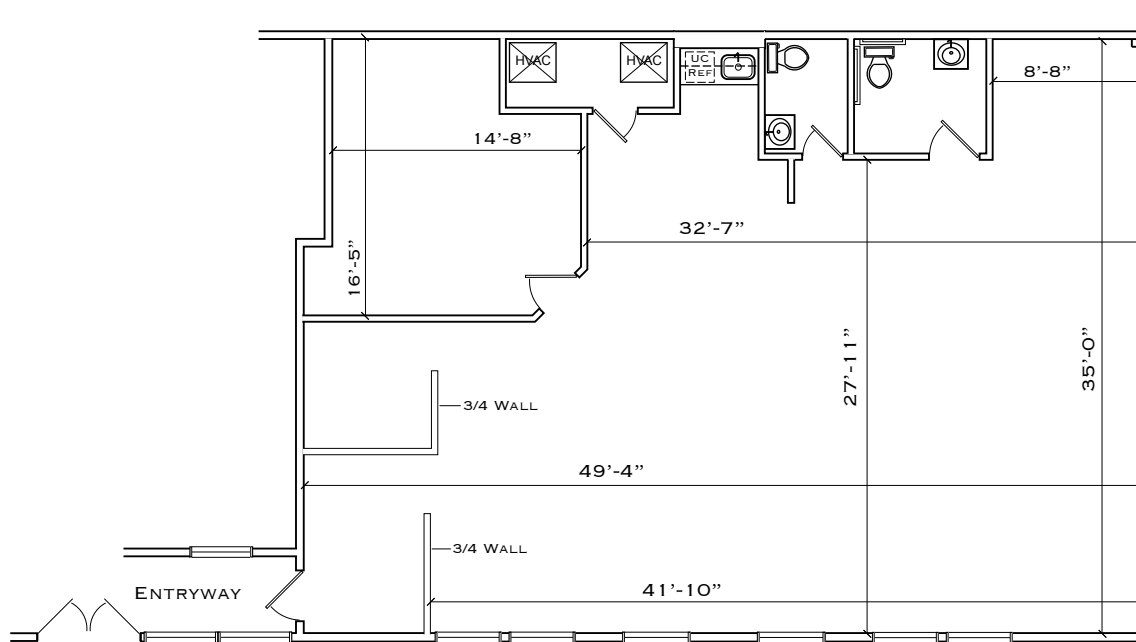
Combine Units for +/- 1,635 RSF

LOCATION:



SAMPLE FLOOR PLANS

Building 2002 - Unit E: +/- 1,775 SF



LOCATION:



AERIAL VIEW



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INTERIOR



INTERIOR

