



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

**Vantage**  
commercial

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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 1002E: +/- 1,577 SF

Suite 2002E: +/- 1,775 SF

Suite 2002D: +/- 2,042 SF



## SIGNAGE

Directory and suite signage



## LEASE RATE

\$19-21/SF + Utilities



COMPLEX UNDER NEW MANAGEMENT



NEWLY RENOVATED SUITES ON ROUTE 73

## 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



# 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

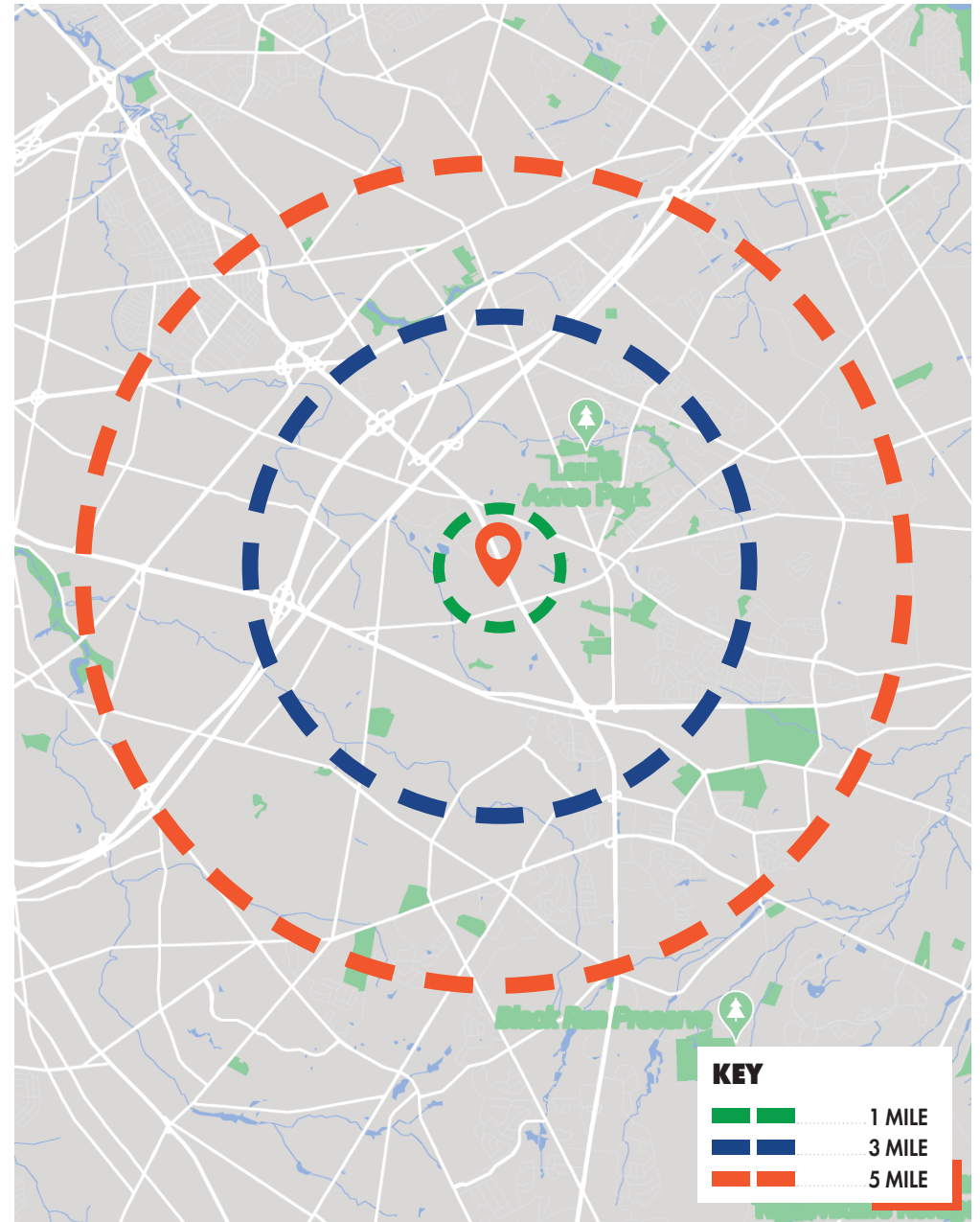
2.4 MILES

## I-295

3.2 MILES

## PHILADELPHIA, PA

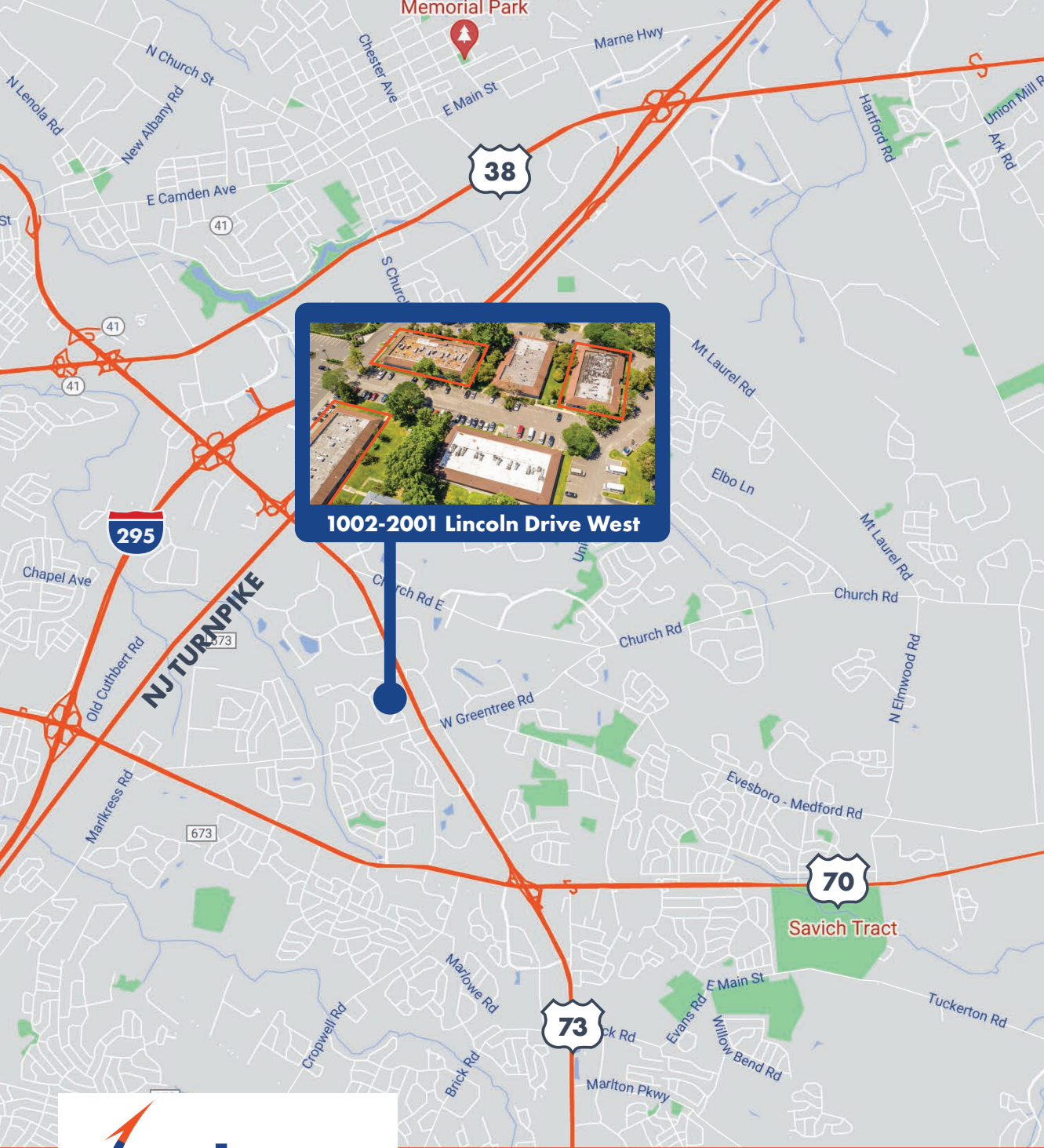
14 MILES



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## 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



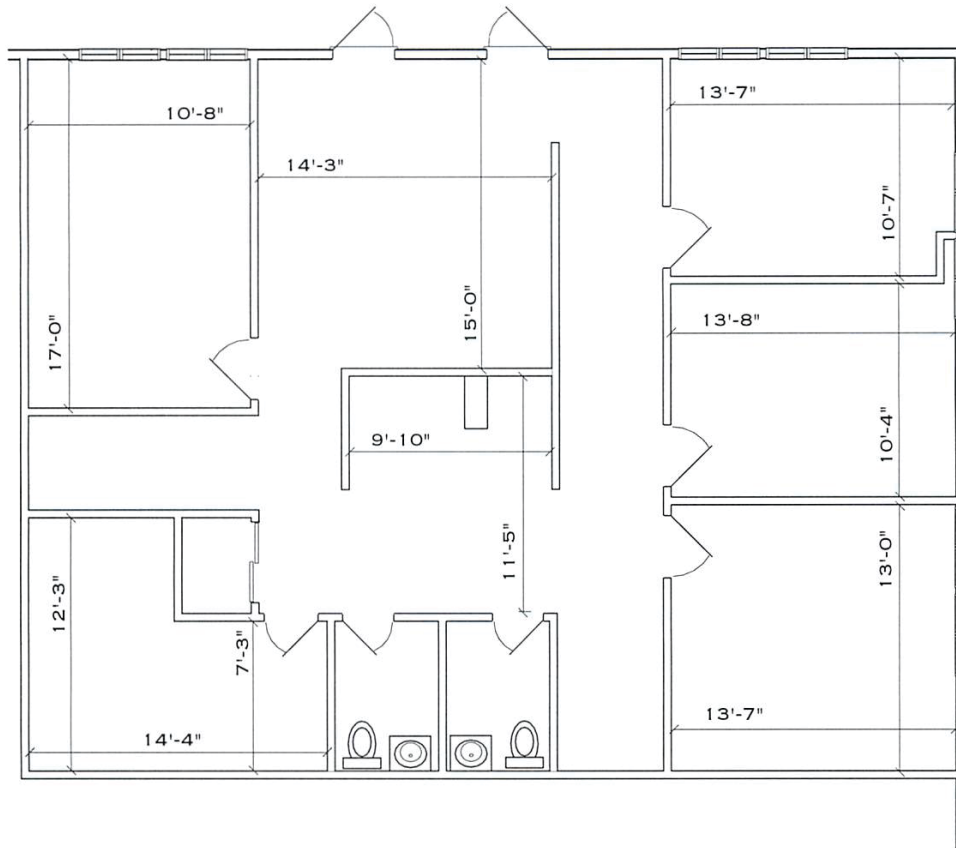
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# SAMPLE FLOOR PLANS

Building 1002 - Unit E +/- 1,577 SF (Available June 30th, 2025)

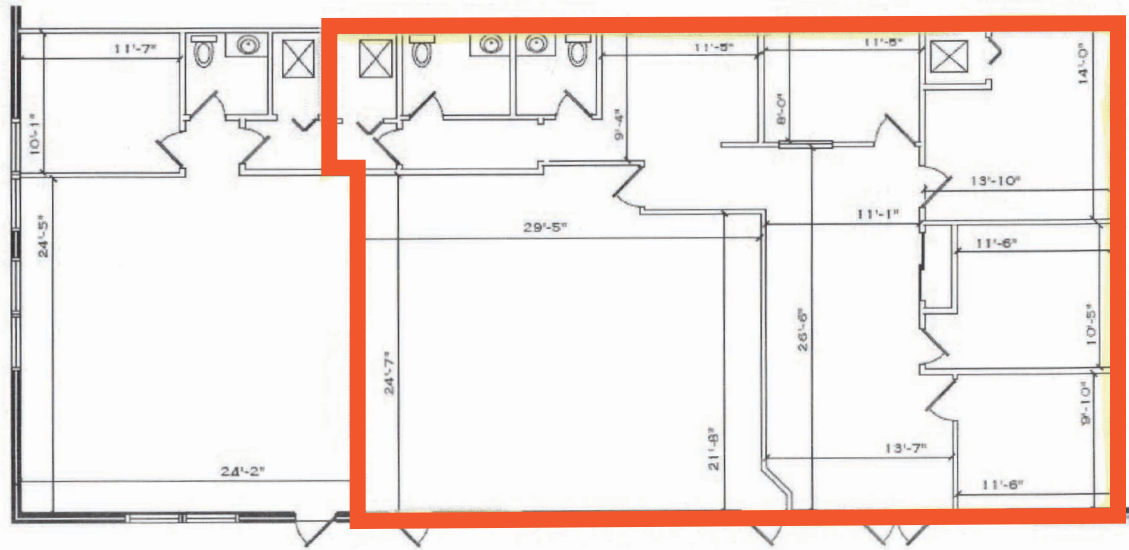


LOCATION:



# SAMPLE FLOOR PLANS

Building 2002 - Unit D: +/- 2,042 SF

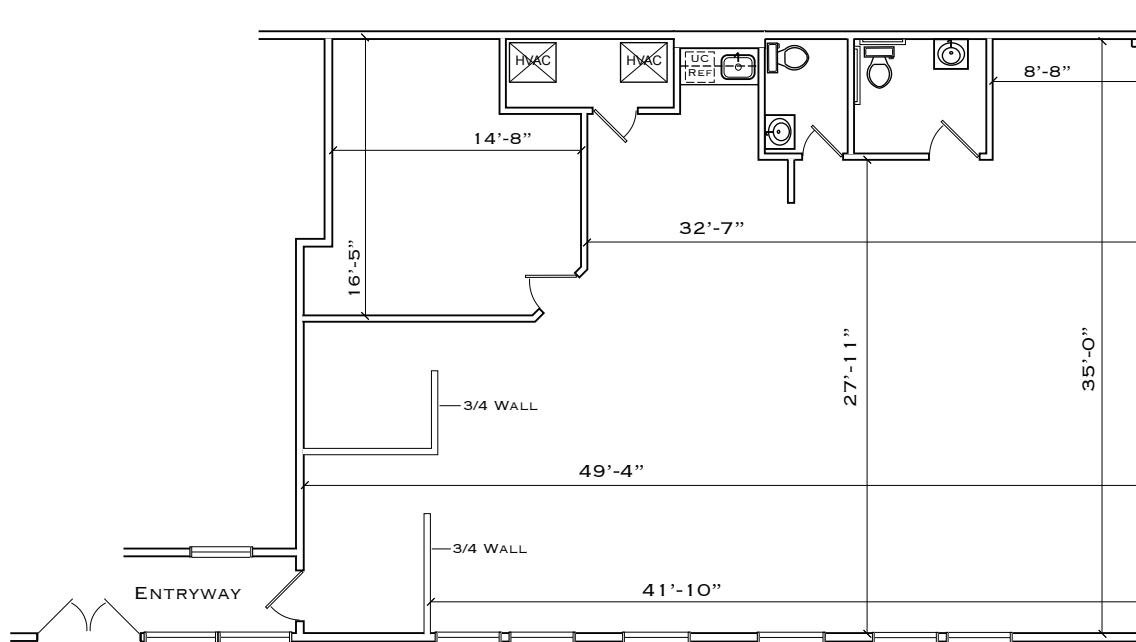


LOCATION:



# SAMPLE FLOOR PLANS

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



LOCATION:



# AERIAL VIEW



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# INTERIOR



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