

79 South Maple Avenue

MARLTON, NEW JERSEY

Premium Free-Standing Office Building • 2,564 SF • Exceptional Route 73 Exposure

2,564 SF

Building Size

0.52 Acres

Lot Size

12-15

Parking Spaces

2023

Renovated

C-2

Zoning

51,898

AADT (Rt. 73)

PROPERTY GALLERY



MOVE-IN READY • OWNER-USER OR INVESTMENT • UNOBSTRUCTED ROUTE 73 VISIBILITY

Ideal for professional offices, corporate headquarters, law and accounting firms, financial and insurance services, technology, engineering and architectural firms, consulting, and executive suites.

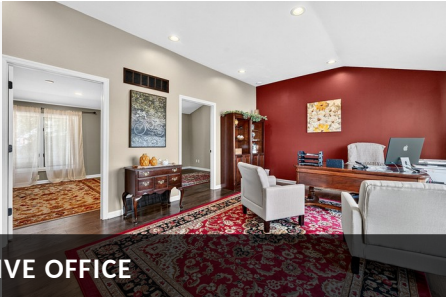
A Fully Renovated, Move-In Ready Office



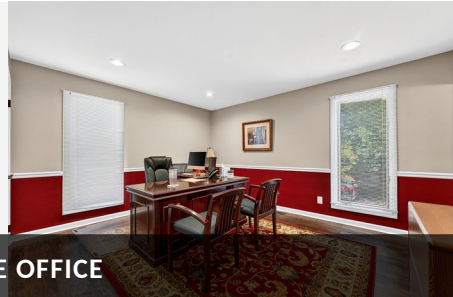
RECEPTION AREA



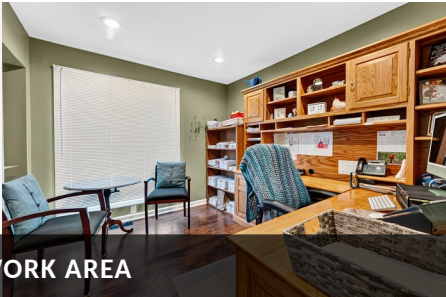
CONFERENCE ROOM



EXECUTIVE OFFICE



PRIVATE OFFICE



OPEN WORK AREA



COMMON AREA

WHY THIS PROPERTY?

IDEAL FOR

- ✓ Professional Offices
- ✓ Corporate Headquarters
- ✓ Accounting Firms
- ✓ Law Offices
- ✓ Insurance Agencies
- ✓ Financial Services
- ✓ Consulting Firms
- ✓ Technology Companies
- ✓ Architectural & Engineering Firms
- ✓ Non-Profit Organizations
- ✓ Executive Suites
- ✓ Owner/User or Investment

PROPERTY ADVANTAGES

- ✓ Fully Renovated (2023)
- ✓ Move-In Ready Condition
- ✓ High Visibility on Route 73
- ✓ Excellent Signage Opportunity
- ✓ 12-15 On-Site Parking Spaces
- ✓ Strong Surrounding Demographics
- ✓ Easy Access to NJ Turnpike, I-295 & Philadelphia
- ✓ High Traffic Counts
- ✓ Professional Curb Appeal
- ✓ Flexible Layout

LOCATION & DEMOGRAPHICS

Marlton's Premier Commercial Corridor



POPULATION

1 MI	8,922
3 MI	69,599
5 MI	161,211

HOUSEHOLDS

1 MI	3,545
3 MI	26,816
5 MI	67,712

AVG HH INCOME

1 MI	\$108,672
3 MI	\$120,974
5 MI	\$116,708

EMPLOYEES

1 MI	9,483
3 MI	43,596
5 MI	104,536

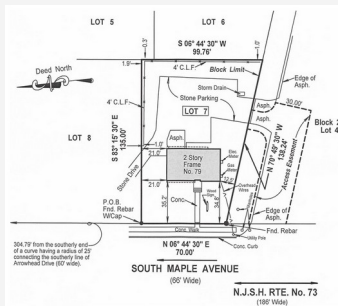
TRAFFIC: RT. 73 & S. MAPLE AVE

51,898 AADT

STRATEGIC ACCESS

Rt. 73 • NJ Turnpike • I-295 • Philadelphia

SITE PLAN



REPRESENTED BY

Robert J. Durso

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1206 Saint George Ave, Avenel, NJ

ASKING
PRICE

\$649,900

LOCAL EXPERTISE. TRUSTED GUIDANCE. PROVEN RESULTS. | RE/MAX SELECT — COMMITTED TO EXCELLENCE