



2000



PRIME FLEX SPACE AVAILABLE

# 2000 LINCOLN DRIVE EAST

📍 MARLTON, NJ 08053

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

**John Doss**  
Senior Advisor

856.797.1919 x104  
856.473.8615  
[John.Doss@VantageRES.com](mailto:John.Doss@VantageRES.com)

**Ken Richardson**  
Vice President & Partner

856.797.1919 x108  
609.346.0512  
[Ken.Richardson@VantageRES.com](mailto:Ken.Richardson@VantageRES.com)

# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 15,000 SF



## ASKING LEASE RATE

\$12/SF NNN



## PARKING

+/- 105 spaces



## SIGNAGE

Facade

## AREA HIGHLIGHTS



- ✓ Beautiful free standing industrial warehouse/office building. This building has 20' plus height and plenty of power available. The current use is office and a technology firm. This building would make an ideal single tenant user with incredible parking capacity
- ✓ The property is located in an industrial park conveniently located near Rt 73, NJ Turnpike, Rt 295 for easy access. The building is available for tour with advanced noticed
- ✓ Industrial Park (IP) zoning allows for a variety of uses including offices, warehousing, light manufacturing, research and development, commercial recreation facilities, day-care facilities and many others.



 2000 LINCOLN DRIVE, MARLTON, NJ 08053

[www.VantageRES.com](http://www.VantageRES.com)

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,863	76,191	194,827
2030 POPULATION PROJECTION	10,182	77,993	199,042
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	3,890	29,625	74,984
2030 HOUSEHOLD PROJECTION	4,011	30,110	78,389
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$133,926	\$147,842	\$145,181
MEDIAN HOUSEHOLD INCOME	\$111,338	\$119,231	\$116,500

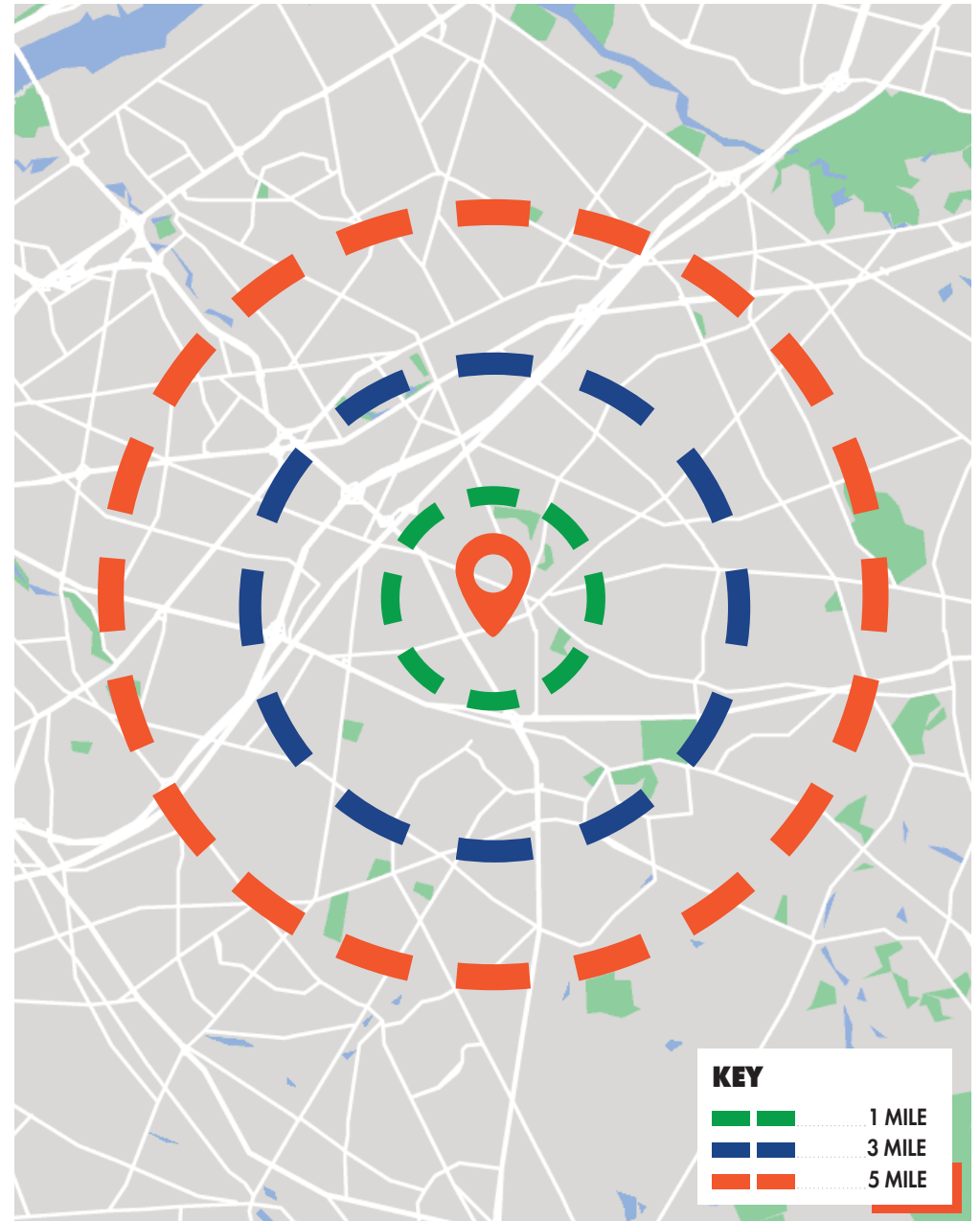
# KEY DISTANCES

**I - 295**  
2.8 MILES

**NJ TURNPIKE**  
3 MILES

**ROUTE 38**  
4.3 MILES

**PHILADELPHIA**  
13 MILES



**2000 LINCOLN DRIVE, MARLTON, NJ 08053**

[www.VantageRES.com](http://www.VantageRES.com)

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

## NEARBY AMENITIES

### RETAIL

- 7-Eleven
- AMC
- CVS
- Hampton Inn
- Holiday Inn Express
- Home Depot
- HomeGoods
- Hyatt Place
- Lowes
- Ramblewood Country Club
- Sports Clips
- Sprouts Farmers Market
- TJ Maxx
- Trader Joes
- Walmart
- Wawa
- Whole Foods Market

### DINING

- Arbys
- Chick Fil A
- Chickies & Petes
- Chipotle
- Cracker Barrel
- PJ Whelihans
- Pancheros
- Dads Deli
- Jersey Mikes Subs
- Pats Select
- Smoothie King
- Starbucks
- TGI Fridays
- The Kettle & Grille
- Zeds Beer



2000 LINCOLN DRIVE

# PROPERTY PHOTOS



# FLOOR PLAN

