

# OFFICE BUILDING SALE OR LEASE

**ROSE**  
COMMERCIAL REAL ESTATE

**22 SOUTH MAPLE AVENUE  
MARLTON, NJ**

**EXCLUSIVE LISTING**



For Further Information, Please Contact:

**Danny Wolf (Ext. 23)**

**(856) 985-9522**

**dwolf@rosecommercial.com**

**Property Description:** Office Building for Sale or Lease

**Size:**  
1,342 +/- SF Second Floor  
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2,684 +/- SF Total

**Block/Lot:** 4.01/20.01

**Zoning:** C-3 Commercial

**Sale Price:** \$450,000.00

**Lease Rate:** \$18.00/SF Plus Utilities

**Taxes:** \$8,365 (2012)

**Comments:**

- Wired for Internet Access, Telephone, and Fax
- Overhead Florecent Lighting and Central Air
- Public Water & Sewer
- Natural Gas
- Abundant Parking
- Excellent Signage
- Newer Roof & Windows
- Easy Access to Routes 73 & 70
- Great Proximity to Local Shopping, Restaurants & Banks

**First Floor:**

- Waiting Room, Reception Area, Two (2) Offices and One (1) Bathroom

**Second Floor:**

- Four (4) Offices, One (1) Copy

## 2011 DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	9,732	69,923	157,215
Avg HH Income	\$96,027	\$126,641	\$123,710
Daytime Poplulation	29,423	97,022	202,029

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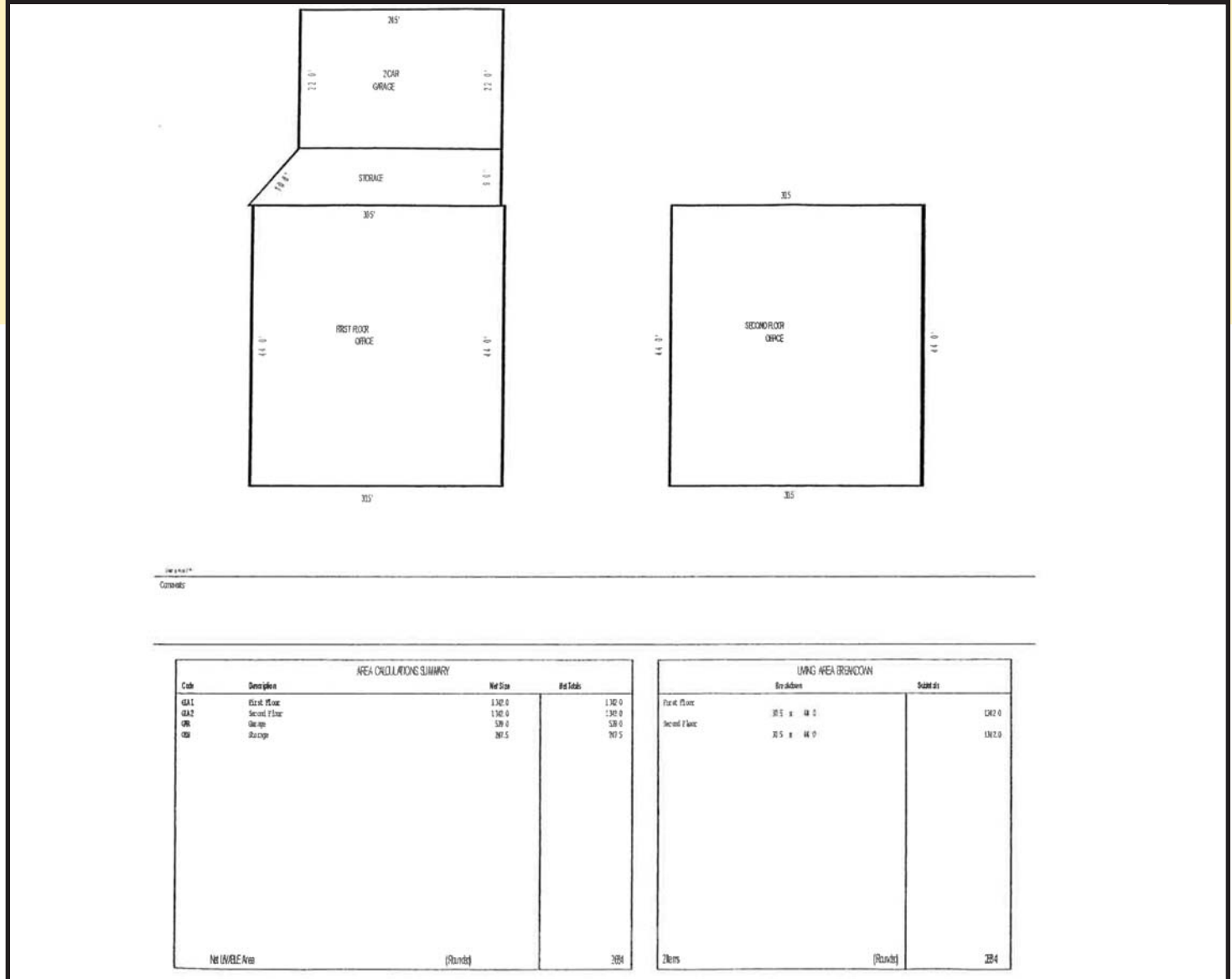
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# BUILDING LAYOUTS



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