

901 Executive Building

901 Old Marlton Pike

Marlton, NJ 08053



The **901 Executive Building**, a multipurpose, commercial office rental building comprised of 8 suites ranging from a minimum of 140 ft.² to a maximum of 620 ft.², it is centrally located on the Old Marlton Pike, a Burlington County road nestled between routes 70 and 73.

With a stylistic stucco design and functional vinyl siding on the east and northern side of the building, the ideal location of the property enhances its high profile visibility.

As such, The 901 Executive Building is a perfect choice for professionals such as doctors, attorneys, advertising agencies, insurance agencies, professional organizations, and a multiplicity of other uses.

Dimensions and Parking Lot Size: the dual level architectural design has an aggregate total of 3450 ft.² and a lot size of slightly larger than ½ acre. (.55 acre).

Parking lot, which has an aggregate total of 22 parking spaces, wraps around to the back of the building. There is ingress and egress through the rear of the building to accommodate lower level offices. This makes this office suite perfect for service industries which need to be frequented by service personnel.

A large wooden deck with access from the back parking lot serves as an ancillary entrance to 2 of the larger street-level suites.

Utilities: Main heating system powered by Natural Gas, is hot water baseboard and augmented by an auxiliary HVAC Split System (A/C/Heating) packing 18,000 BTUs. Utilities are supplied by landlord and included in rental.

A/C is powered by a 4 ton main system and supplemental Split system.

Telephone and Communications Equipment: Communications switching systems have more than enough capacity to handle tenant needs; however tenants must supply their own phone and modem equipment. Tenants are also responsible for contracting with local telecommunications providers.

Internet accessibility: Both Comcast cable and DSL are available. Connection coordination and costs are the responsibility of the tenant.

Contact Joseph Knapp @ 609.561.2515/609.561.2508
Cell: 609.841.0421

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Conveniences: This side of Marlton has all the conveniences and amenities one could ask for. Restaurants, clubs(Chickie 'n Pete's, Fridays), services, and retail. Staples, Borders, and LL. Bean are but a sampling of the retail offerings within a short drive from the building. Commerce Bank's original corporate headquarters is still located just a block away. All of the major banks have facilities within a short drive. If you own a Honda or Pontiac, you can have your car serviced at Burns while you work. DeSimone BMW is also located within this golden triangle.

Rental Terms: Minimum 1 year with attractive multi-year incentives.

Directions: www.tradecorpUSA.com/901.html

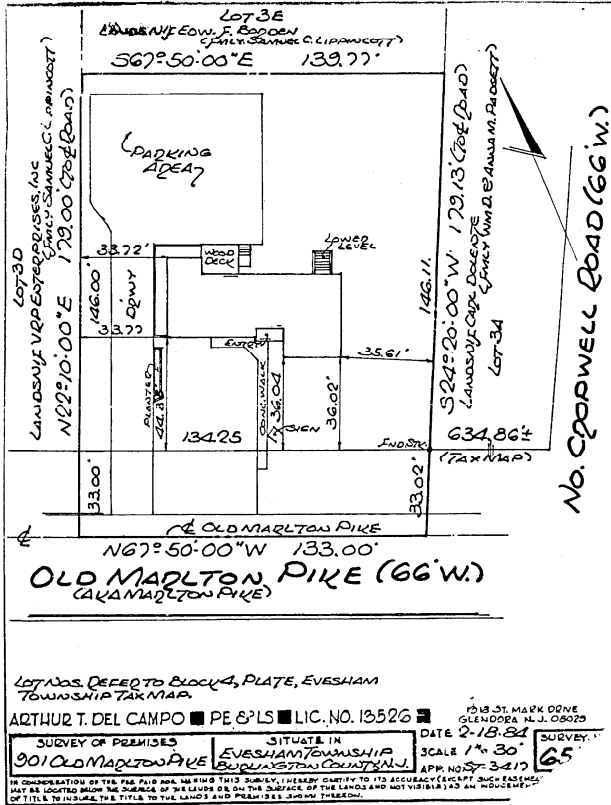
Tenants: (11.1.2023) 6 tenants

Leases: Minimum of 1 year with auto renewal

Trash Removal: the 901 Executive Building has been grandfathered by Evesham Township with the Municipal Authority providing trash pickup at no cost.

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DEMOGRAPHICS (*)

	1 Mile	2 Miles	3 Miles
Population	11,014	36,490	73,982
Average HH Income	\$118,851	\$117,188	\$126,641
Total Businesses	1,366	3,420	5,466
Number of Employees	13,827	45,458	75,052

* Data Source: AGS™

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