



Marlton Diner

781 W Route 70
Marlton, NJ 08053

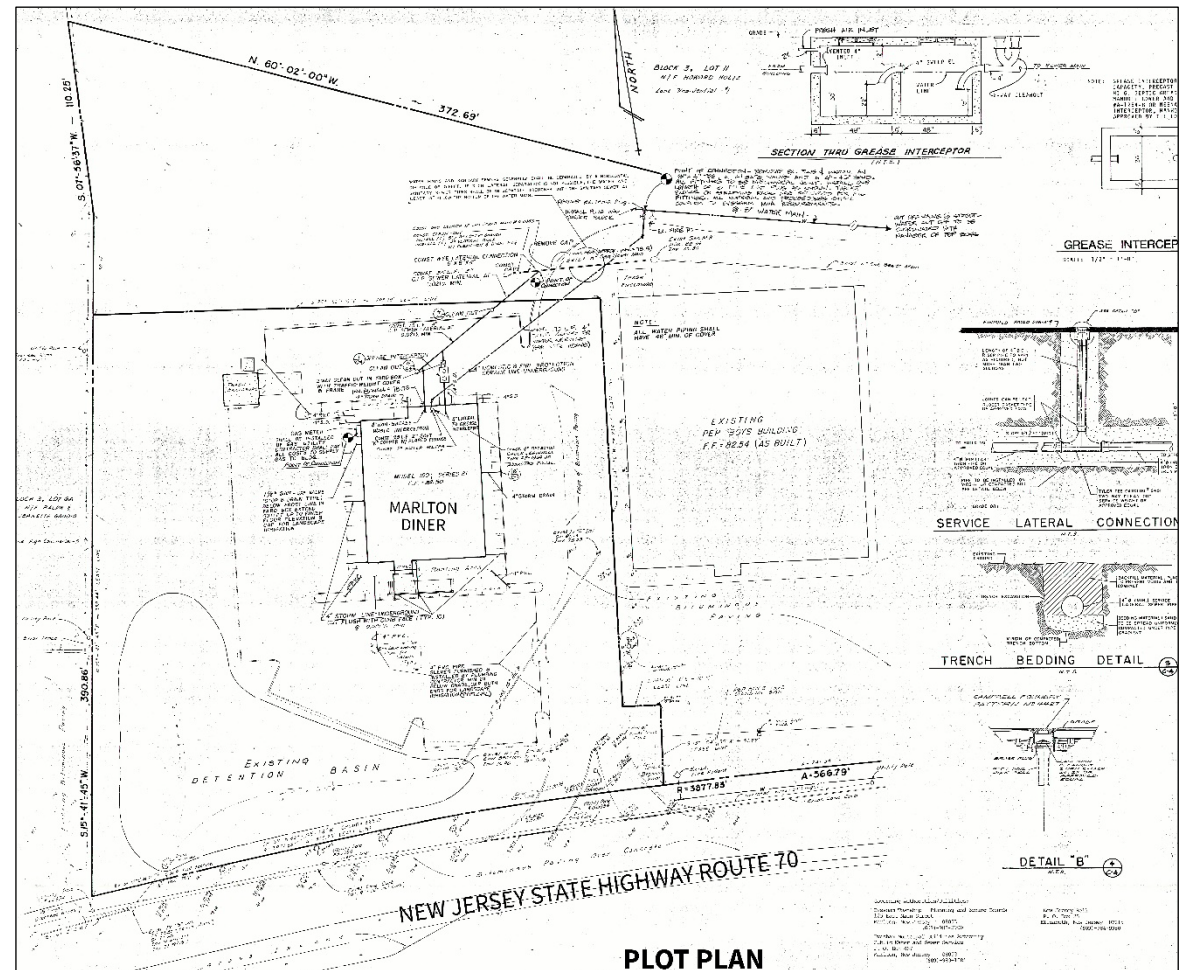


Marlton Diner



Redevelopment Opportunity

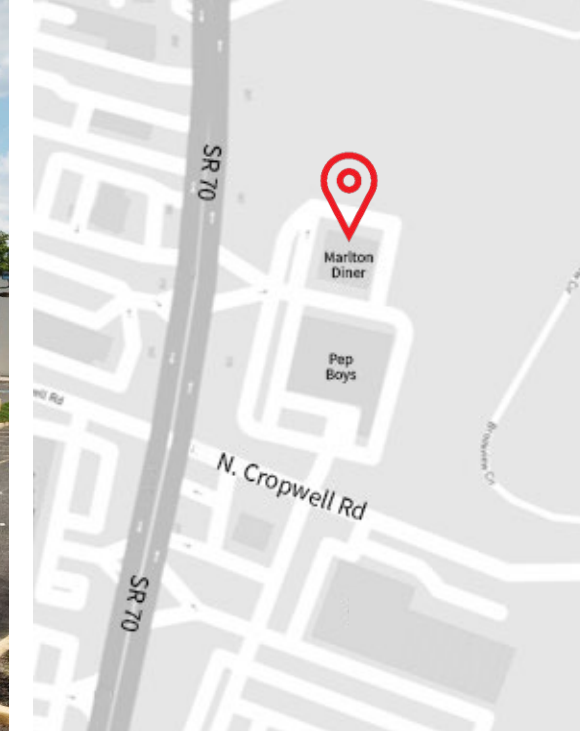
- > 5,952 SF on 2.5 acres
- > Direct access to Route 70 and Cropwell Road
- > Left-hand turn access at the corner intersection
- > Prominent monument signage
- > Cross easement with Pep Boys
- > 127 feet of highway frontage



Location and nearby amenities

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Demographics	1-mile	3-mile	5-mile
Total population	11,145	76,045	187,928
Total households	4,133	27,824	73,120
Median household income	\$108,115	\$107,752	\$96,344
Median age	44.1	44.8	44.1
Traffic count on Rt 70	51,000 VPD		

Source: Esri, 2020



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