



For Sublease

RIPCO
RETAIL LEASING

Marlton Square

Prime Route 73 retail corridor
Near Route 70 interchange

300 Route 73 S,
Marlton, NJ 08053

| 1,544 SF

Turn-Key Restaurant Opportunity

Fully built-out and operational

Contact Exclusive Agents

Patricia AmecAngelo
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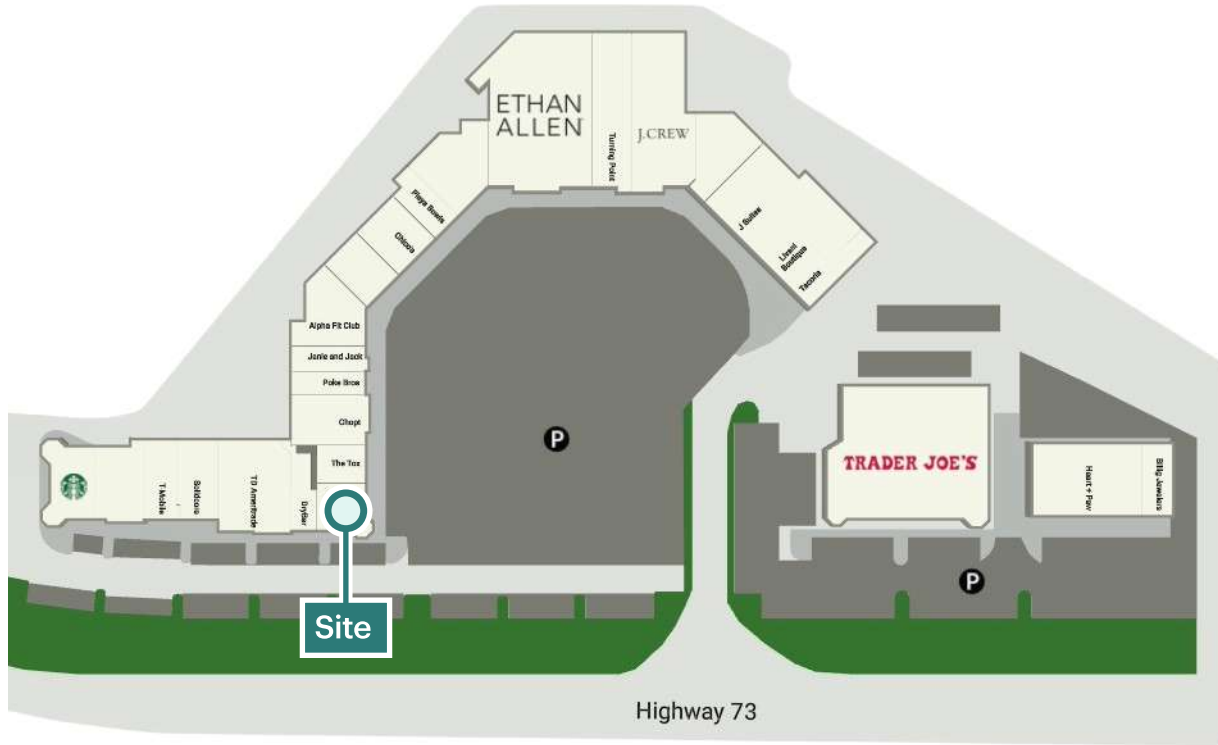
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Space Details



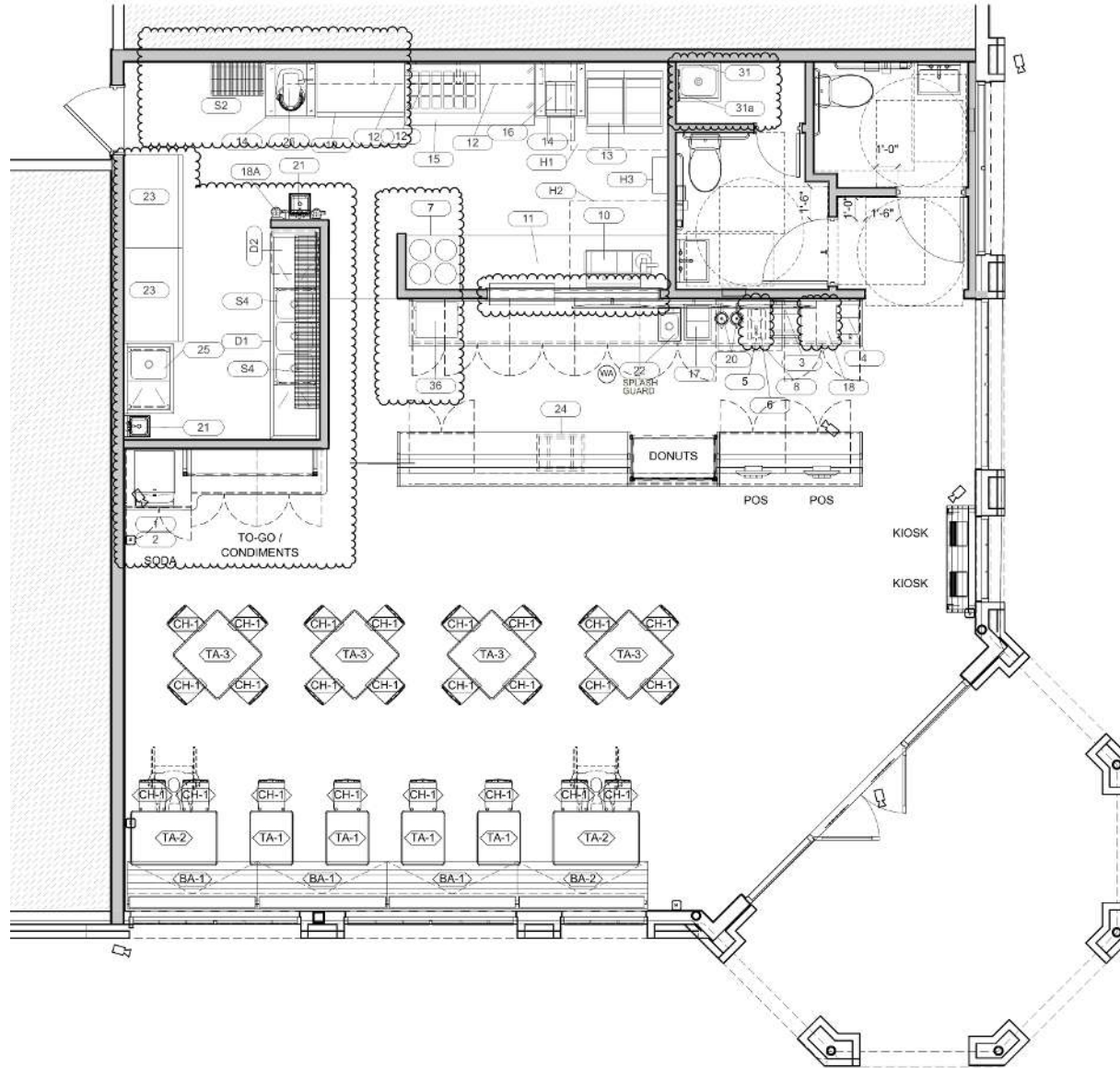
Location	Situated within the Marlton Crossing retail cluster directly along southbound Route 73, just south of the Route 70 interchange and adjacent to Sprouts Farmers Market.	
Size	Ground Floor Retail	
	Total	±1,544 SF
Frontage	Excellent visibility along Route 73	
Possession	Negotiable (Immediate availability possible)	
Term	Approximately 9 Years Remaining + Options	
Rent	Upon request	
Co-Tenants	Trader Joes, Sprouts Farmers Market, Sleep Number, Starbucks, Playa Bowls, Wawa (nearby), Shake Shack (nearby), national and regional service and restaurant operators within the Route 73 retail corridor.	
Neighbors	ShopRite of Marlton, Walmart, Raising Cane's, McDonald's, Chick-fil-A, Virtua Health, and numerous national retailers and restaurants along Route 73 and Route 70.	
Comments	<p>Turn-key second-generation restaurant opportunity located within one of South Jersey's most established retail corridors. The premises is fully built out with existing kitchen infrastructure, service counter, seating area, and customer restrooms, allowing a new operator to open with minimal construction and downtime.</p> <p>The property benefits from strong vehicular traffic, excellent accessibility, and dense surrounding residential neighborhoods in Evesham Township and the greater Marlton/Voorhees trade area.</p> <p>Situated within a 64,862 SF retail center on approximately 10.36 acres with a parking ratio of approximately 4.59 spaces per 1,000 SF.</p> <p>Features include: Route 73 freeway visibility; Prominent signage opportunities; Tenant-controlled HVAC; Ample surface parking; Immediate access to Route 70 interchange; Regional customer draw</p>	

Site Plan

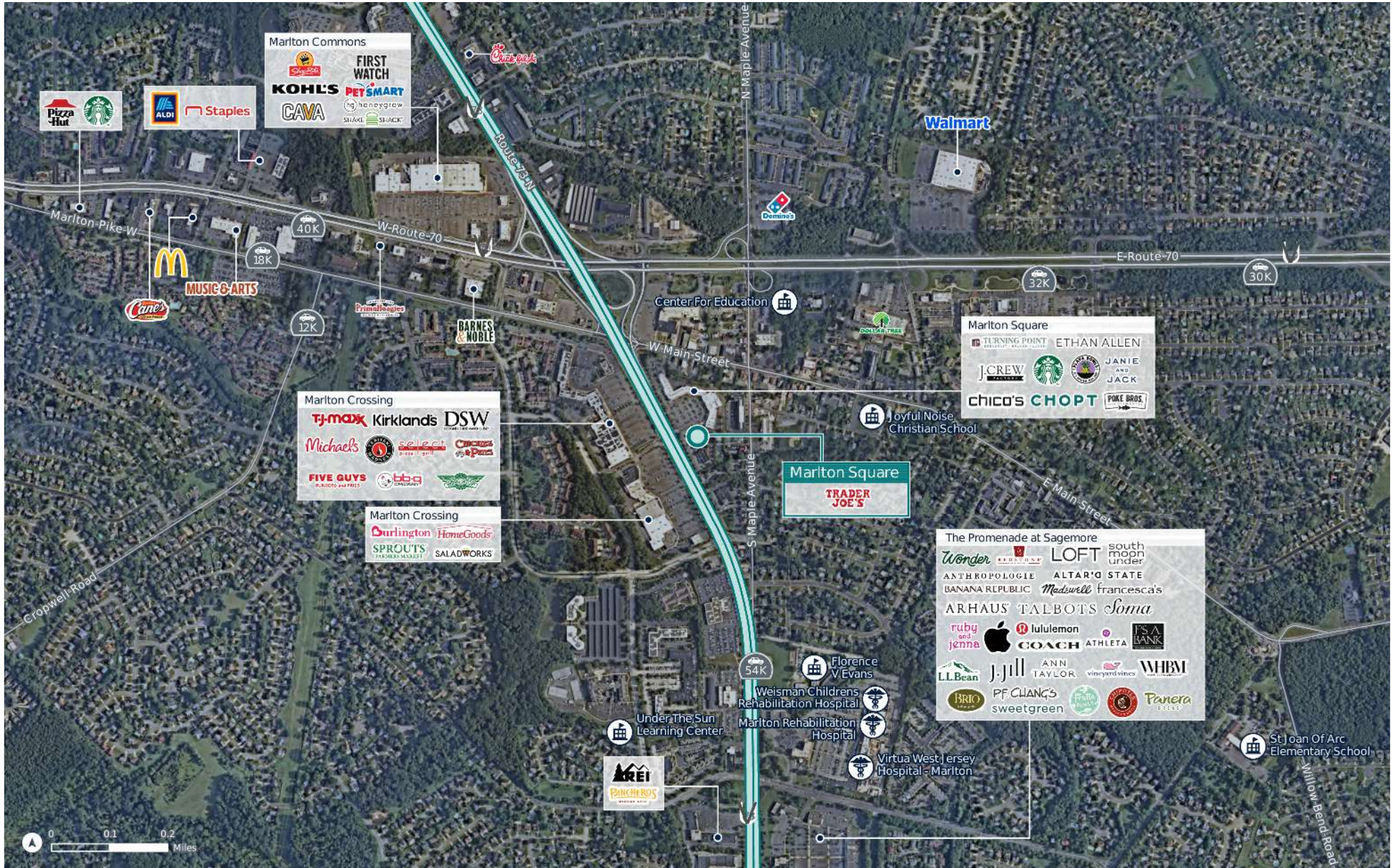


Suite	Tenant	Size SF
1	Starbucks	1,921
2	T-Mobile	3,000
3	[solidcore]	2,500
4	TD Ameritrade	4,500
5	Drybar	1,000
6	• Available	1,544
7	The Tox	2,000
8	Chopt	3,000
9	Poke Bros	1,500
10	Janie and Jack	1,200
11-12	Alpha Fit Club	2,500
13	Chicos	2,024
14	Playa Bowls	773
15-16	Ethan Allen	10,022
17	Turning Point	3,821
18	J.Crew Factory	3,500
19	J Suites	4,000
20	Livani Boutique	400
21	Tacoria	500
22	Trader Joes	19,856
23	Heart + Paw	5,250
24	Billig Jewelers	1,550

Floor Plan



Area Retail



Interior & Premises

Operational restaurant layout with prior tenant improvements



Area Demographics



Population	1 mile	10,849	Average Household Income	1 mile	\$131,213
	3 miles	71,868		3 miles	\$166,992
	5 miles	167,995		5 miles	\$163,422
2021-26 Population Growth Rate	1 mile	0.49%	Average Household Size	1 mile	2.28
	3 miles	0.90%		3 miles	2.53
	5 miles	0.22%		5 miles	2.48
Total Households	1 mile	4,710	Daytime Population	1 mile	16,192
	3 miles	28,045		3 miles	83,264
	5 miles	66,848		5 miles	197,616

Traffic & Accessibility	Route 73 (adjacent): 37,882 AADT			
	Route 70 (nearby): 32,028 AADT			
	Frontage:	843' along Rte 73	Parking:	398
	Access:	Two curb cuts / signalized corridor	Ratio:	Spaces 4.59 per 1,000 SF

Regional Connectivity

- Immediate access to Route 70
- Direct connection to I-295 & NJ Turnpike corridors
- 25 minutes to Philadelphia
- Located within the Philadelphia MSA trade area

Market Performance

- Center Occupancy: 100% leased
- Sub-market Vacancy: 4.1%
- Average Retail Asking Rent (Subject): ~\$58.89/SF

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Consumer Visitation Patterns



3.9M

Annual Retail Corridor Visits



5.69 Visits

Average Annual Visits Per Customer



51 Minutes

Average Customer Dwell Time



688,500+

Unique Visitors Per Year



+3.7%

Year-Over-Year Visit Growth



83,264

Daytime Population (3 Mile Radius)

About the Trade Area

Marlton Crossing is a dominant grocery-anchored retail destination serving the affluent Marlton, Voorhees, and Mount Laurel communities in Burlington County. Daily shopping patterns driven by Trader Joe's and surrounding national retailers generate consistent repeat visitation and extended customer dwell times throughout the day and evening.

The Route 73 and Route 70 intersection functions as one of South Jersey's primary retail and dining corridors, capturing both commuter traffic and destination shoppers from the greater Philadelphia metropolitan area. The immediate area benefits from strong household incomes, established residential neighborhoods, and a substantial daytime employee population, supporting steady lunch, dinner, and weekend dining demand.

The combination of high visitation, repeat customers, and extended dwell times makes the location well suited for both fast-casual and sit-down restaurant operators seeking a proven retail environment.

Retail Synergy & Co-Tenancy

Located within a dominant Route 73 retail corridor anchored by national retailers and destination dining.

