



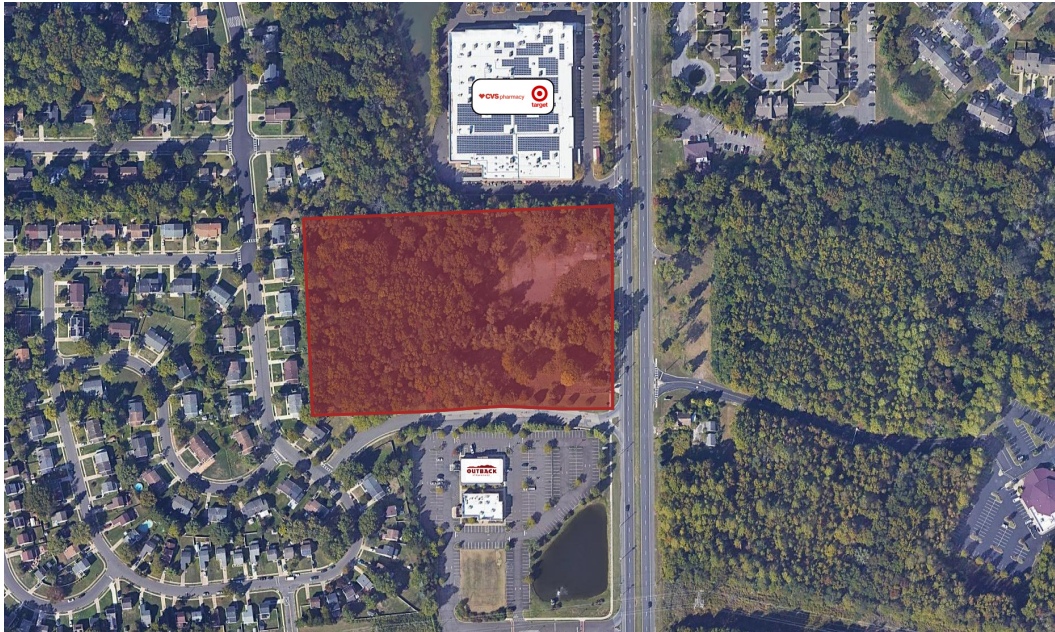
# Sunbird Plaza

Route 73, Marlton, NJ 08053

**Bradley M. Schwartz**

Senior Leasing Representative  
bschwartz@rdmanagement.com

w. 212.265.6600 x298 c. (215) 450-3967



## Property Overview

**Type**  
Proposed New Development

**GLA**  
13,347 sf

**Acreeage**  
±7.71 acres

**Traffic**  
Two-way average daily traffic on Route 73: 40,995 VPD

**Area Retailers**  
Outback, CVS Pharmacy, Target, Starbucks, FiveBelow, Ulta, Old Navy, Marshalls, Sketchers, Visionworks, bluemercury, Nike, Best Buy, Sephora, Apple

**Vital Statistics**  
• Situated next to Target on Route 73

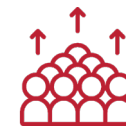
• Across from Willow Ridge Plaza (Rastelli Market Fresh, Marshalls, Old Navy, Sketchers, Ulta, Five Below)



## Area Demographics



**Population**  
1 Mile: 8,600  
3 Mile: 62,400  
5 Mile: 165,500



**Daytime Population**  
1 Mile: 6,300  
3 Mile: 46,500  
5 Mile: 131,790



**Median Age**  
1 Mile: 20-49  
3 Mile: 20-49  
5 Mile: 20-49



**Number of HH**  
1 Mile: 3,300  
3 Mile: 24,300  
5 Mile: 66,000



**Average HH Income**  
1 Mile: \$174,000  
3 Mile: \$176,000  
5 Mile: \$156,600

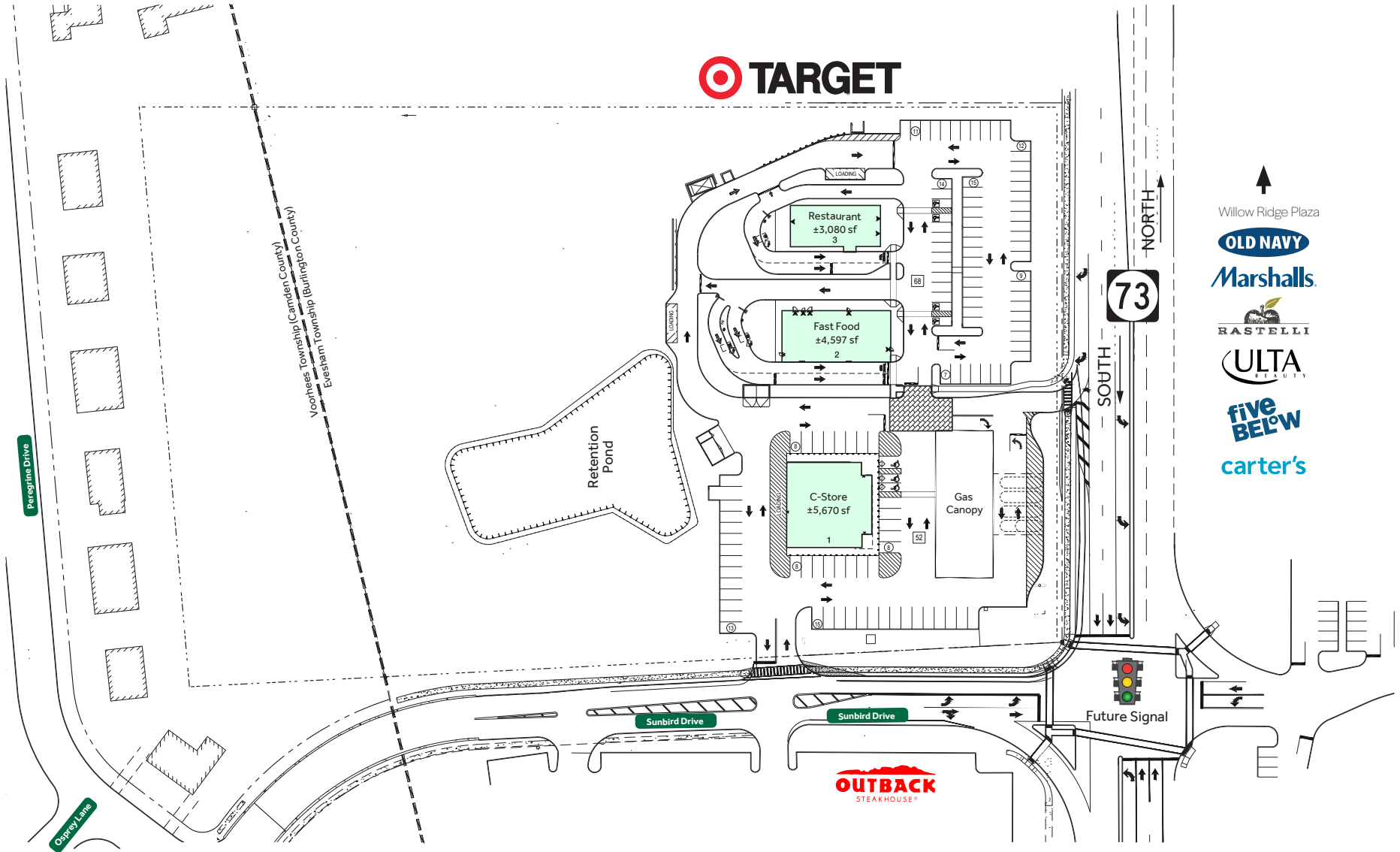


**Median HH Income**  
1 Mile: \$146,000  
3 Mile: \$135,300  
5 Mile: \$120,000



# Sunbird Plaza Marlton, New Jersey

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



<b>1. Future C-Store</b>	<b>5,670 sf</b>
<b>Gas Canopy</b>	<b>6,890 sf</b>
<b>2. Future Fast Food</b>	<b>4,597 sf</b>
<b>3. Future Restaurant</b>	<b>3,080 sf</b>