

MLG Business Center

Turnersville Washington Township, New Jersey



Leasing Information Package

MLG Business Center

Turnersville Washington Township, New Jersey

Property Description



MLG Business Center is a 20,000 square foot office suite complex ideally located in Washington Township with access from Route 42 and from Fries Mill Road (Rt 655) in Turnersville, New Jersey. This is one of the most desirable office locations in Gloucester County, NJ. The property's location and competitive price per square foot creates very solid opportunity for aggressive entrepreneurs. MLG Business Center is conveniently located only minutes from the newly constructed Virtua facility, and the Kennedy Memorial Hospital network of facilities.

- Competitive price per square foot
- Excellent location
- Prestigious Washington Township
- Strong Demographics

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Location Overview



The subject property is located on Route 42 which is a major commercial corridor in Gloucester County. The most notable aspect of the subject's location is the enormous amount of residential density surrounding it, and the commercial businesses on the highway which will provide potential customers for the Tenants of MLG Business Center. Demographics are extremely strong within a 1 mile radius of the subject property. Great exposure from drive by traffic and high household income numbers will support the success of the center for many years.

Location Highlights

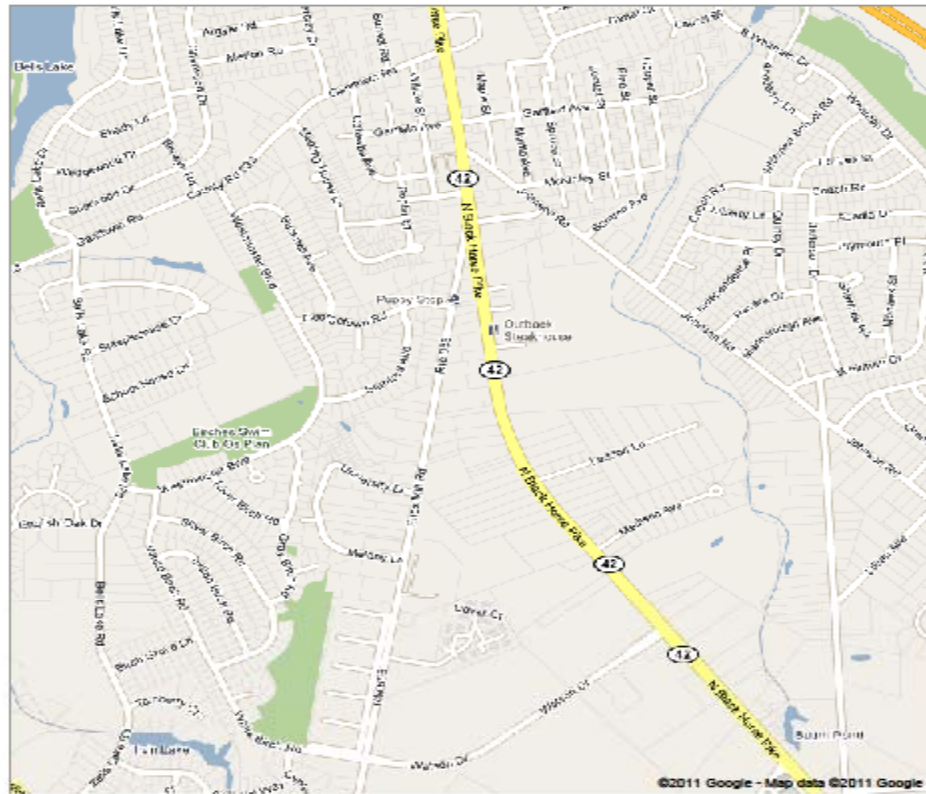
- Located on thriving commercial corridor of Route 42
- Close proximity to large national retailers
- Hot spot for residential development
- Exposure to 50,000 cars per day
- Average household income of \$92,754 in 1 mile radius
- 2 miles to Atlantic City Expressway
- [minutes from Philadelphia](#)

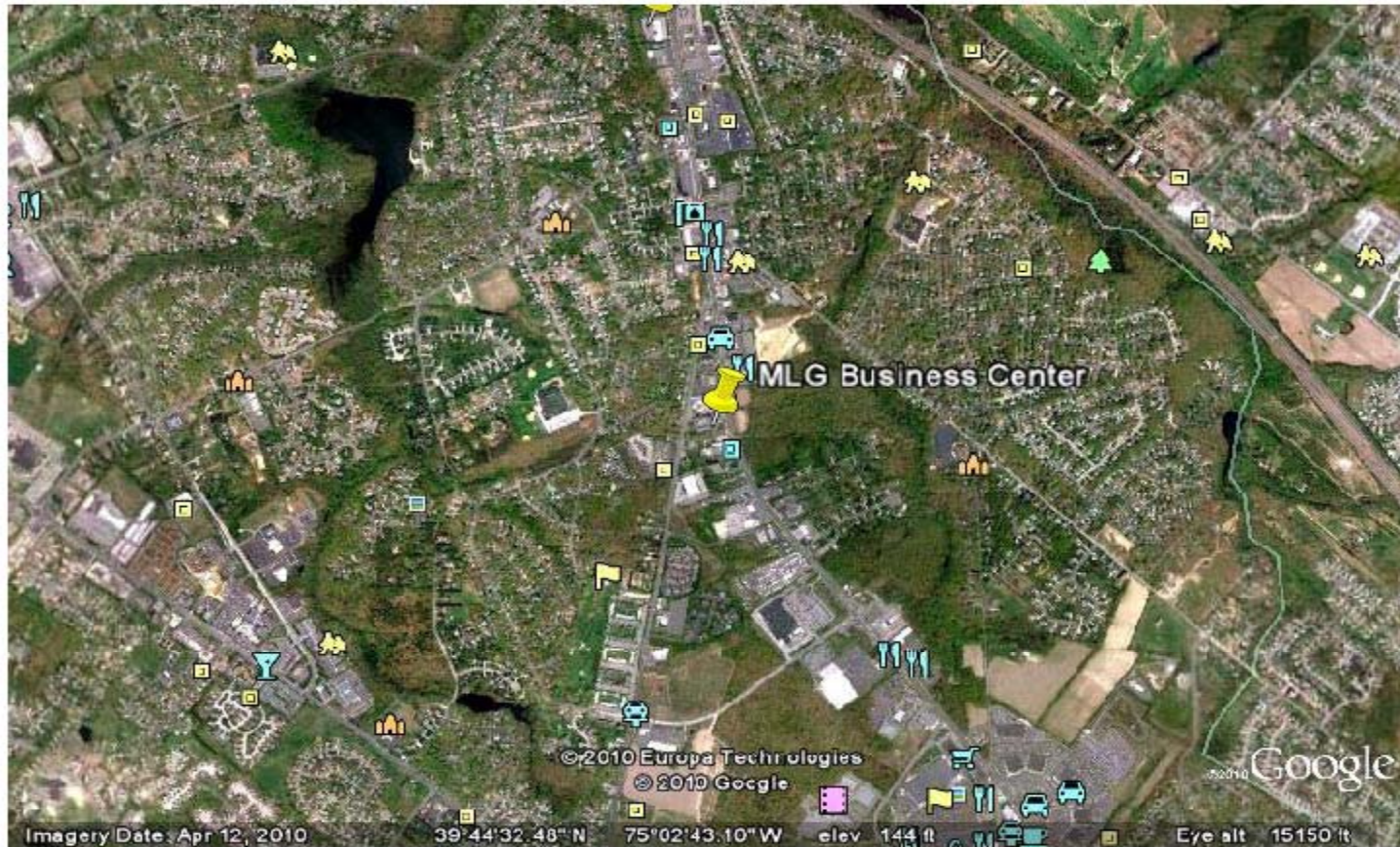
Google Maps

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Notes MLG Business Center





08012 5-Digit ZCTA, 080 3-Digit ZCTA - QT-P32. Income Distribution in 1999 of Hous... Page 1 of 1



QT-P32. Income Distribution in 1999 of Households and Families: 2000
Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)
Geographic Area: **08012 5-Digit ZCTA**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://www.factfinder.census.gov/home/en/states/nc/sf3a.html>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	14,488	10,284	8,131	1,631	4,202
Less than \$10,000	699	204	85	78	553
\$10,000 to \$14,999	506	172	90	57	346
\$15,000 to \$19,999	467	284	148	104	231
\$20,000 to \$24,999	795	352	176	118	453
\$25,000 to \$29,999	778	436	238	153	407
\$30,000 to \$34,999	848	530	351	136	279
\$35,000 to \$39,999	782	515	333	122	268
\$40,000 to \$44,999	765	509	382	104	255
\$45,000 to \$49,999	837	551	450	87	270
\$50,000 to \$59,999	1,529	1,186	952	155	383
\$60,000 to \$74,999	2,152	1,780	1,462	218	319
\$75,000 to \$99,999	2,179	1,918	1,724	135	207
\$100,000 to \$124,999	1,045	929	891	21	85
\$125,000 to \$149,999	599	485	463	16	74
\$150,000 to \$199,999	299	269	242	27	30
\$200,000 or more	186	144	144	0	42
Median income (dollars)	53,479	63,193	68,041	39,609	31,508
Mean income (dollars)	62,496	69,398	75,542	46,085	42,388
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	4.8	2.0	1.0	5.1	13.2
\$10,000 to \$14,999	3.5	1.7	1.1	3.7	8.2
\$15,000 to \$19,999	3.2	2.8	1.8	6.8	5.5
\$20,000 to \$24,999	5.5	3.4	2.2	7.7	10.8
\$25,000 to \$29,999	5.4	4.2	2.9	10.0	9.7
\$30,000 to \$34,999	5.9	5.2	4.3	8.9	6.6
\$35,000 to \$39,999	5.4	5.0	4.1	8.0	6.4
\$40,000 to \$44,999	5.3	5.0	4.7	6.8	6.1
\$45,000 to \$49,999	5.8	5.4	5.5	5.7	6.4
\$50,000 to \$59,999	10.6	11.6	11.7	10.1	9.1
\$60,000 to \$74,999	14.9	17.3	18.0	14.2	7.6
\$75,000 to \$99,999	15.1	18.7	21.2	8.8	4.9
\$100,000 to \$124,999	7.2	9.1	11.0	1.4	2.0
\$125,000 to \$149,999	4.1	4.7	5.7	1.0	1.8
\$150,000 to \$199,999	2.1	2.6	3.0	1.8	0.7
\$200,000 or more	1.3	1.4	1.8	0.0	1.0

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P75, P80, P81, PCT38, PCT40, and PCT41.



FACT SHEET

Zip Code Tabulation Area 08012

View a Fact Sheet for a race, ethnic, or ancestry group

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	39,208			map	brief
Male	18,923	48.3	49.1%	map	brief
Female	20,285	51.7	50.9%	map	brief
Median age (years)	36.2	(X)	35.3	map	brief
Under 5 years	2,366	6.0	6.8%	map	
18 years and over	29,762	75.9	74.3%		
65 years and over	4,694	12.0	12.4%	map	brief
One race	38,669	98.6	97.6%		
White	33,897	86.5	75.1%	map	brief
Black or African American	3,280	8.4	12.3%	map	brief
American Indian and Alaska Native	42	0.1	0.9%	map	brief
Asian	1,012	2.6	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	8	0.0	0.1%	map	brief
Some other race	430	1.1	5.5%	map	
Two or more races	539	1.4	2.4%	map	brief
Hispanic or Latino (of any race)	1,134	2.9	12.5%	map	brief
Household population	38,316	97.7	97.2%	map	brief
Group quarters population	892	2.3	2.8%	map	
Average household size	2.64	(X)	2.59	map	brief
Average family size	3.16	(X)	3.14	map	
Total housing units	15,043			map	
Occupied housing units	14,510	96.5	91.0%		brief
Owner-occupied housing units	10,128	69.8	66.2%	map	
Renter-occupied housing units	4,382	30.2	33.8%	map	brief
Vacant housing units	533	3.5	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	26,251				
High school graduate or higher	22,627	86.2	80.4%	map	brief
Bachelor's degree or higher	6,241	23.8	24.4%	map	
Civilian veterans (civilian population 18 years and over)	3,858	13.0	12.7%	map	brief
Disability status (population 5 years and over)	6,139	16.7	19.3%	map	brief
Foreign born	1,931	4.9	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	8,565	56.7	56.7%		brief
Female, Now married, except separated (population 15 years and over)	8,694	52.6	52.1%		brief
Speak a language other than English at home (population 5 years and over)	2,837	7.6	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	21,503	69.6	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	29.9	(X)	25.5	map	brief
Median household income in 1999 (dollars)	53,479	(X)	41,994	map	
Median family income in 1999 (dollars)	63,193	(X)	50,046	map	
Per capita income in 1999 (dollars)	23,189	(X)	21,587	map	
Families below poverty level	270	2.6	9.2%	map	brief
Individuals below poverty level	1,990	5.1	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.
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