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Hersh Realty Group
Commercial Real Estate Services

**Prominent Free-standing Building
For Sale or Lease
Cherry Hill, NJ**

Retail/Showroom Building Route 70 Cherry Hill, NJ



BUILDING INFORMATION

Location: 2080 Marlton Pike East Cherry Hill, NJ 08003

Size: 5,748 SF Building situated on .63 Acres of Ground

Real Estate Taxes: \$17,232.00 - 2017

Asking Price: Sale: \$1,250,000.00 **Lease Price:** \$15.00 PSF NNN

Availability: Immediate

Zoning: B2-Highway Business

Parking: Plentiful on site parking

Property/Area Highlights:

- Located on heavily travelled Route 70 with Prominent Signage
- Convenient access from both directions of traffic
- Ideal for many retail/showroom uses, medical and professional office
- Surrounded by an array of retail, commercial, medical and professional uses
- High demographic area for population, income and number of households

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1771 Springdale Road • Cherry Hill, NJ 08003

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	9,628	75,966	201,001
Number of HH's	3,462	27,464	76,747
Avg HH Income	\$109,868	\$116,136	\$105,045

Traffic Count: In Excess of 45,000 VPD



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