



# FREESTANDING BUILDING SALE OR LEASE

**1833 ROUTE 70 EAST  
CHERRY HILL, NJ**

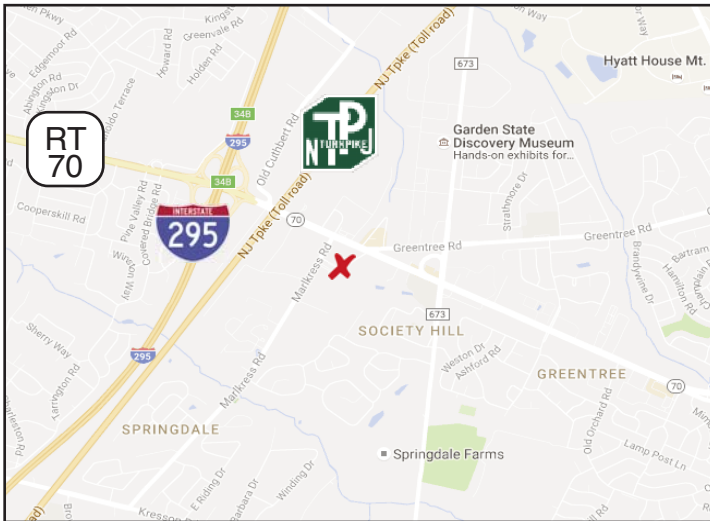
**EXCLUSIVE LISTING**



**Property Description:** Retail Building for Sale or Lease

**Size:** 3,000 +/- SF  
**Lot Size:** .91 Acres (76x519)  
**Lease Rate:** \$4,000/month Plus Taxes and Utilities  
**Zoning:** Highway Business Zoning  
**Taxes:** \$1,466.24/Quarter (2016)  
**Sale Price:** \$750,00.00

- Comments:**
- Ideal for various retail or any professional use
  - Twenty (20) Parking Spaces with the Opportunity for Expansion
  - Excellent Signage (Pylon & Building)
  - Located in a densely populated area and surrounded by high income neighborhoods
  - Close to I-295 and New Jersey Turnpike



2015 Demographics	1 Mile	3 Miles	5 Miles
Population	8,886	79,148	226,422
Daytime Population	19,979	118,221	308,915
Average HH Income	\$93,579	\$85,605	\$79,736
Median HH Income	\$117,163	\$110,503	\$105,207
Vehicles Per Day	86,659		

*For Further Information, Please Contact:*

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