

HIGH TRAFFIC LANDMARK BUILDING SALE OR LEASE



2375 ROUTE 70 WEST
CHERRY HILL, NJ

EXCLUSIVE LISTING



Property Description: One Story Freestanding Showroom
Building Size: 9,000 +/- SF
Route 70 Frontage: 169 +/- feet
Zoning: Highway Commercial
Taxes: \$19,720 (2014)
Lease Rate: \$80,000.00 / SF NNN
Sale Price: \$1,200,00.00

- Comments:**
- At Signalized Jug-Handle
 - High Ceilings, Open Floor Plan
 - Easily Customizable
 - Unique Architectural Presence
 - 30 Parking Spaces
 - Close to Wegman's, Shoprite, Home Depot, Nordstrom Rack And Cherry Hill Mercedes
 - Minutes from Philadelphia Bridges

2015 Demographics

	1 Mile	3 Miles	5 Miles
Population	11,778	160,593	358,084
Daytime Population	17,907	168,850	411,350
Average HH Income	\$78,504	\$67,351	\$70,380

For Further Information, Please Contact:

Jeffrey Lucas (cell)
(609) 254-1832
jeffreylucas@me.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

HIGH TRAFFIC LANDMARK BUILDING SALE OR LEASE



2375 ROUTE 70 WEST CHERRY HILL, NJ

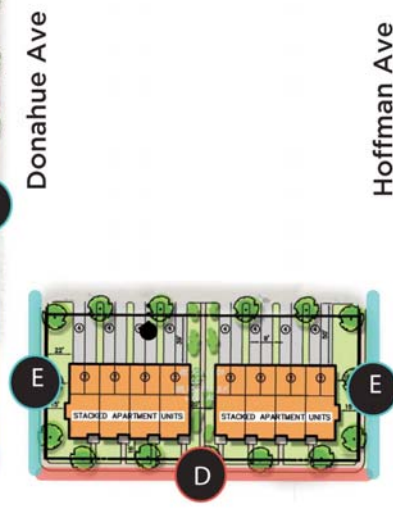
EXCLUSIVE LISTING



NJ Route 70 (Marilton Pike)

SITE

Adjacent properties approved for redevelopment as luxury apartments and town homes.
<http://www.cherryhill-nj.com/DocumentCenter/View/4174>



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488