

HIGH TRAFFIC LANDMARK BUILDING SALE OR LEASE



2375 ROUTE 70 WEST
CHERRY HILL, NJ

EXCLUSIVE LISTING



Route 70 Vehicles Per Day - 47,019



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: \$999,999.00

- 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:

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

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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>



Donahue Ave

Hoffman Ave



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