



# OFFICE BUILDING FOR LEASE

## 325 ROUTE 70 EAST CHERRY HILL, NJ

EXCLUSIVE LISTING



Route 70

**Property Description:** Freestanding Office Building

**First Floor Available:** 11,450 +/- SF

**Parking:** 74 Spaces

**Zoning:** B-1 (Neighborhood Business Zone)

**Taxes:** \$42,985 (2016)

**Lease Rate:** ~~\$15.50/SF NNN~~ \$13.50/SF NNN

- Comments:**
- High Traffic
  - High Visibility
  - Route 70 Signage
  - Accessible from all major highways

### 2015 DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
Population Estimate	11,705	99,418	300,303
# of Households	4,948	40,775	122,110
Median HH Income	\$65,895	\$75,309	\$65,200
Average HH Income	\$84,732	\$97,953	\$88,060
Traffic Count: Route 70		49,951 VPD	

For Further Information, Please Contact:

**Adam Rose**  
(856) 985-9522 (ext. 22)  
arose@rosecommercial.com

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

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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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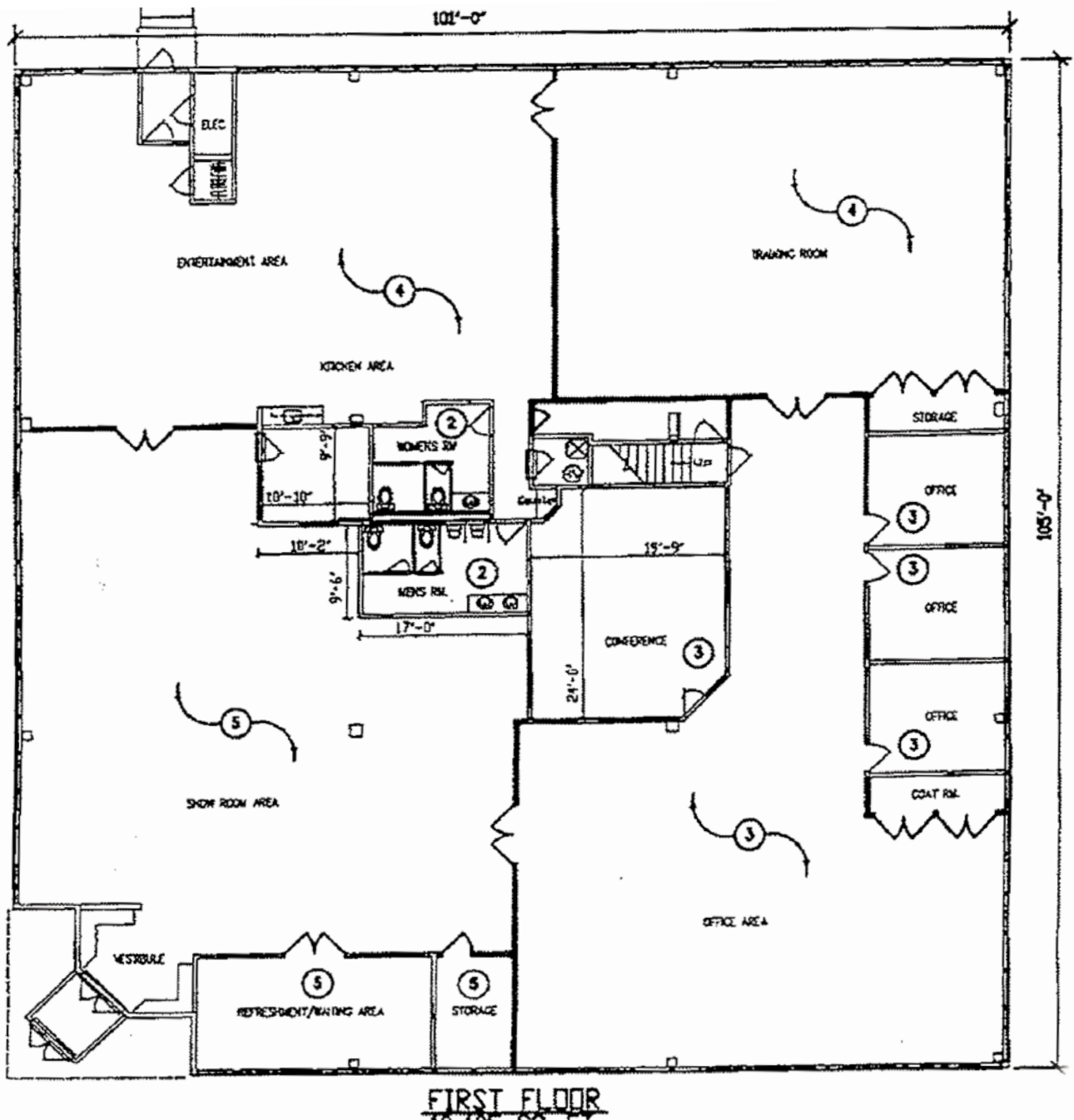
# OFFICE BUILDING FOR LEASE

# ROSE

COMMERCIAL REAL ESTATE

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