



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

- 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:

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