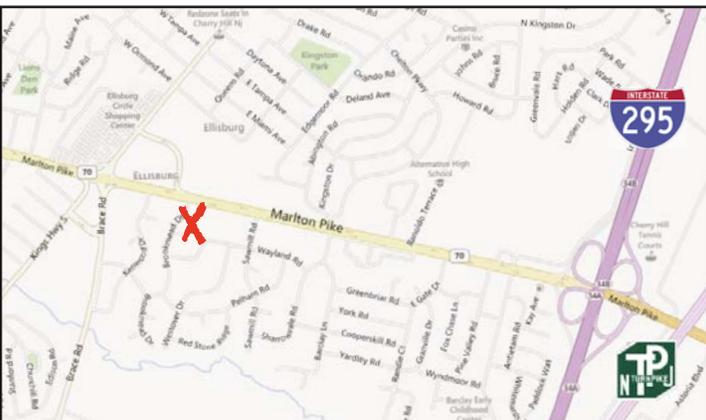




PREMIER RETAIL BUILDING FOR SALE

305 ROUTE 70 EAST CHERRY HILL, NJ

EXCLUSIVE LISTING



Property Description:

Retail Building for Sale on Route 70 in Cherry Hill

Size:

4,400 +/- SF First Floor
4,400 +/- SF Lower Level

8,800 +/- SF on 0.66 +/- acres

Zoning:

B-2

Parking

50 Spaces

Signage:

Freestanding Pylon and Storefront Facade Signage

Roof:

8 Years Old

Block/Lot:

342.07/5

Taxes:

\$32,602 (2013)

Asking Price:

\$1,275,000.00

Comments:

- Ideal for Retail, Restaurants, Medical, Banks and Offices
- Accessible to NJ Turnpike, I-295, Route 73 and Area Bridges
- Minutes from Garden State Town Center, Barclay Farms Shopping Center, Cherry Hill Mall, and Residential Neighborhoods

DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
Population Estimate	14,122	90,881	292,576
# of Households	5,887	36,869	115,222
Median HH Income	\$66,671	\$76,981	\$68,587
Average HH Income	\$83,922	\$100,185	\$89,945

Traffic Count: Route 38

57,764 VPD

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.

For Further Information, Please Contact:

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PREMIER FREESTANDING RETAIL BUILDING

FOR SALE

ROSE

COMMERCIAL REAL ESTATE

EXCLUSIVE LISTING

305 ROUTE 70 EAST CHERRY HILL, NJ



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Traffic Count: Route 38 57,764 VPD

Comments:

- Rare Opportunity to Purchase Free Standing Building with Excellent Signage, Parking and Visibility
- Two First Floor Bathrooms
One Lower Level Bathroom
- Dehumidifire/Drain System Replaced Installed Around Basement
- Central Fire and Burglar Alarm
- Camera System - Interior/Exterior
- Ideal for Retail Restaurants, Medical, Banks and Offices
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