



# EXCLUSIVE LISTING RETAIL BUILDING FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

## 1753 ROUTE 70, CHERRY HILL, NJ



<b>Property Description:</b>	Freestanding building on Route 70
<b>Available:</b>	4,500 +/- SF
<b>Zoning:</b>	B-2
<b>Taxes:</b>	\$18,783.55 (2018)
<b>Sale Price:</b>	<del>\$780,000.00</del> \$650,000.00
<b>Lease Rate:</b>	\$15.50/ SF NNN
<b>Details:</b>	<ul style="list-style-type: none"> <li>• High traffic</li> <li>• Great signage &amp; visibility on Route 70</li> <li>• Access on Route 70 &amp; Marlkrass Rd.</li> </ul>

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**(856) 985-9522**

Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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

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## 1753 ROUTE 73 EAST, CHERRY HILL, NJ



### Demographics

Category	1 Mile	3 Mile	5 Mile
Population Est.	7,424	82,346	231,480
Population (5yrs)	7,503	82,359	231,105
# of Households	2,963	32,461	91,557
Median Household Income	\$101,033	\$94,120	\$89,266
Total Employees	11,406	80,993	182,161
Total Establishments	1,134	6,946	15,965
Traffic Count:	84,894 VPD		



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