



EXCLUSIVE LISTING
FREESTANDING RETAIL BUILDING
FOR SALE OR LEASE
(856) 985-9522 • ROSECOMMERCIAL.COM

249 MARLTON PIKE EAST (ROUTE 70), CHERRY HILL, NJ



Property Description:

Size: Freestanding Retail Building
1,485 +/- SF
Taxes: \$13,242.73 (2022)
Lease Rate: \$26.50/ SF NNN
Sale Price: \$650,000.00

Comments:

- Excellent Location on Route 70
- Traffic counts of 54,882 +/- vehicles per day
- 2 curb cuts with 17 parking spaces
- Situated in dense retail and business area with surrounding residential
- Prominent pylon and building signage on Rt 70
- 2 year old roof
- 4 year old HVAC unit
- Room for expansion

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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.

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