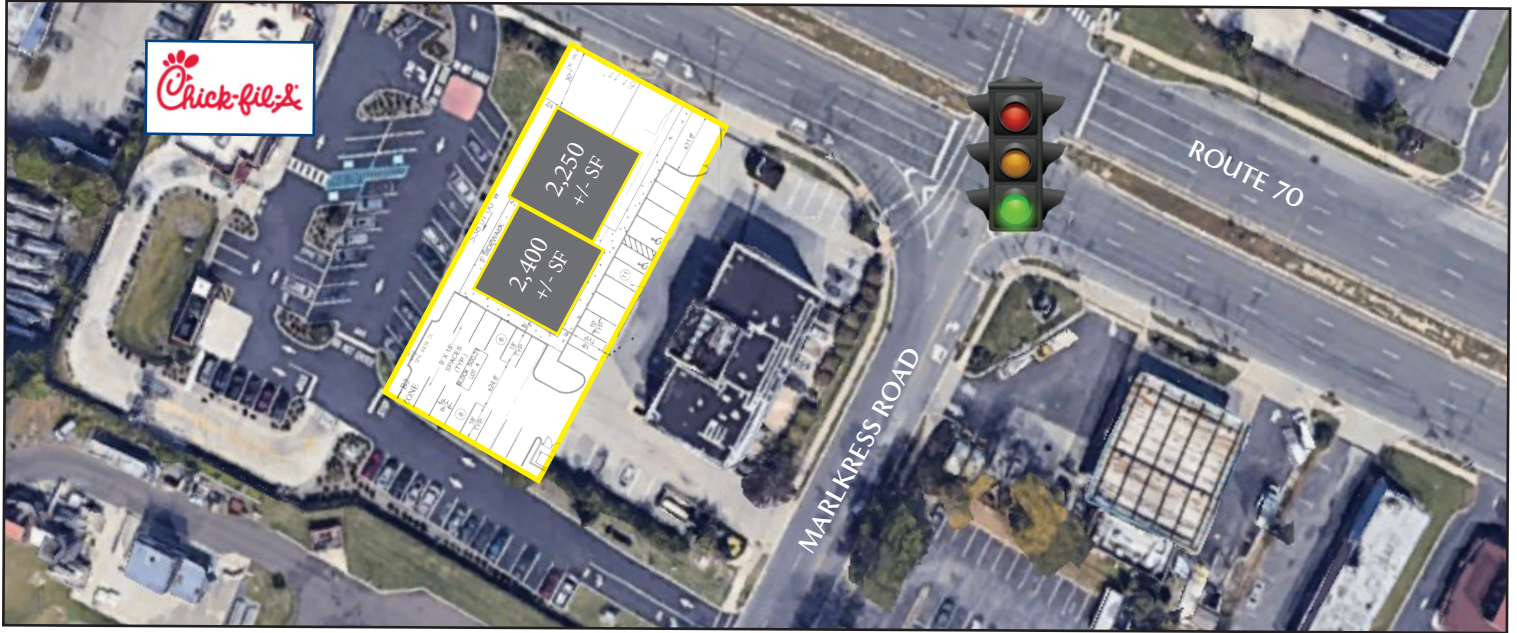




EXCLUSIVE LISTING NEW RETAIL BUILDING FOR LEASE

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1753 ROUTE 70, CHERRY HILL, NJ



DEMOGRAPHIC SUMMARY			
POPULATION	1 MILE	3 MILE	5 MILE
2023 Total	7,762	81,768	242,983
HOUSEHOLD			
2023 Total Households	3,086	33,721	96,334
2023 Average Household Income	\$146,484	\$130,329	\$127,156
TRAFFIC COUNT	57,148 +/- Vehicles Per Day		

Property Description:

New One Story Retail Building
Coming Soon to Route 70

Available:

Summer 2024

Size:

2,250 +/- SF Unit A

2,400 +/- SF Unit B

4,640 +/- Total

Zoning:

B-2

Lease Rate:

\$30.00/ SF NNN

Comments:

- **NEW CONSTRUCTION**
- Excellent visibility and high traffic counts
- Large pylon and building signage
- Direct access off Route 70 and Marlkrass Road
- Located near entrance to I-295 (Exit 34)

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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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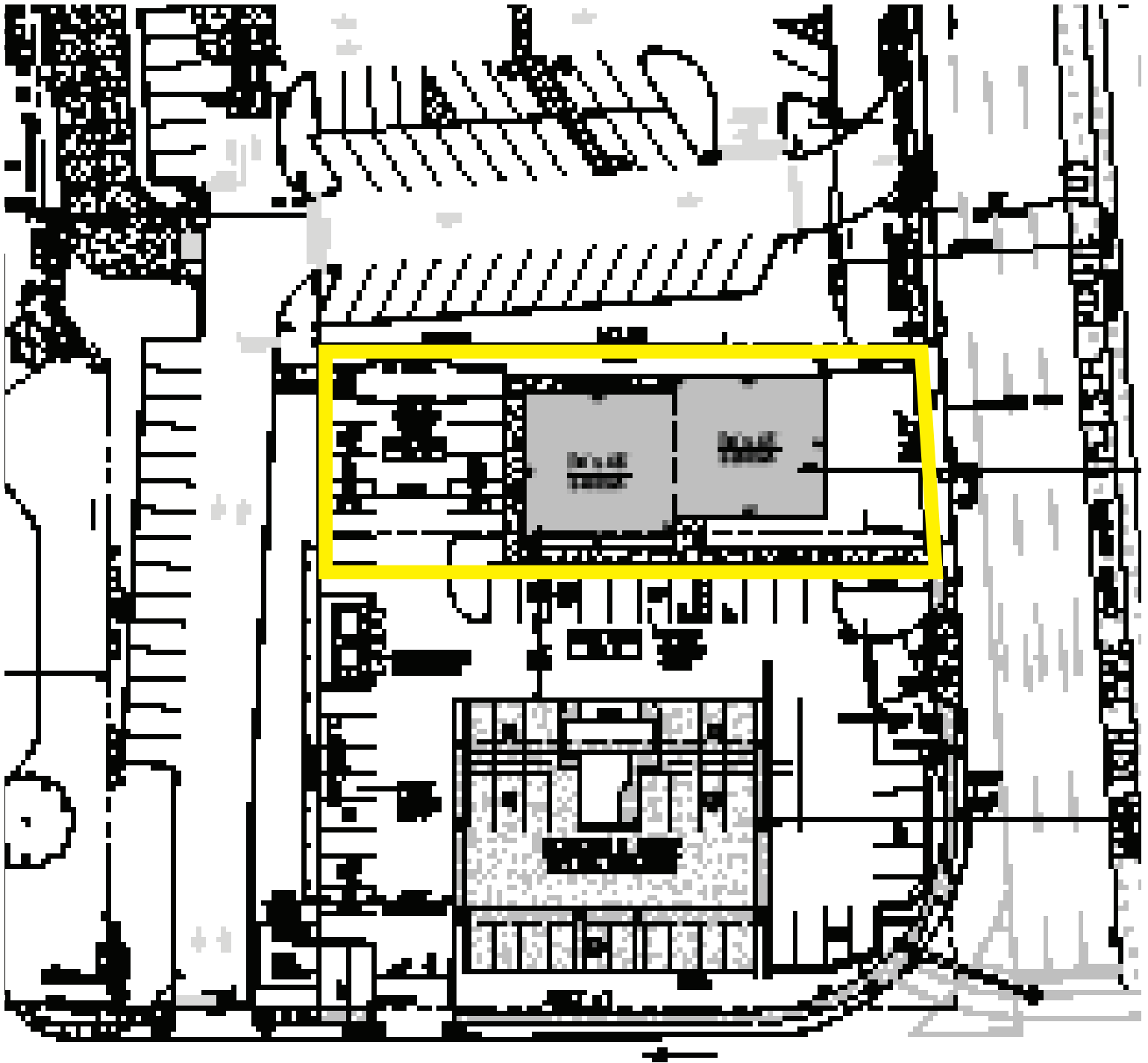
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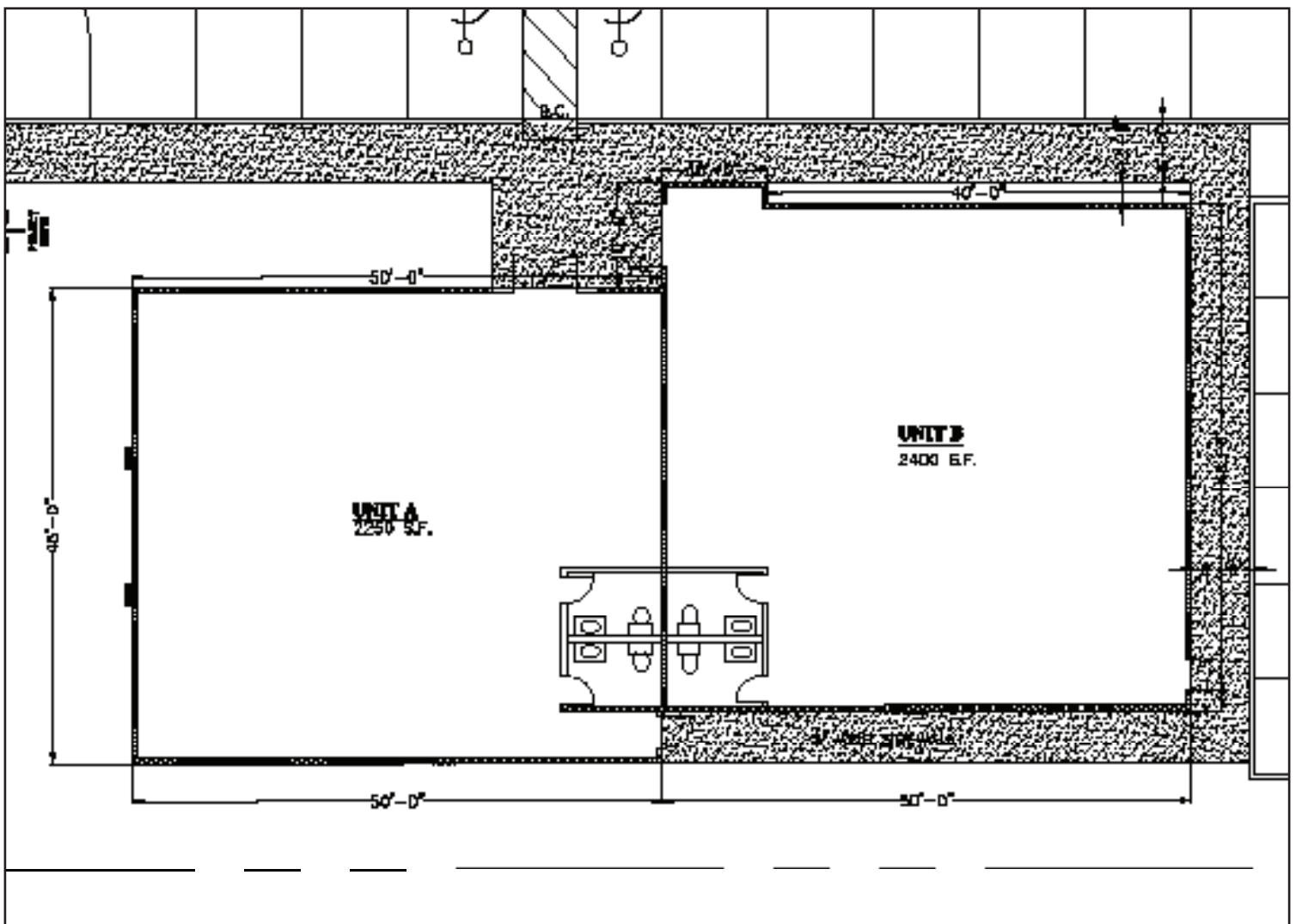


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1753 ROUTE 70, CHERRY HILL, NJ
Proposed Building

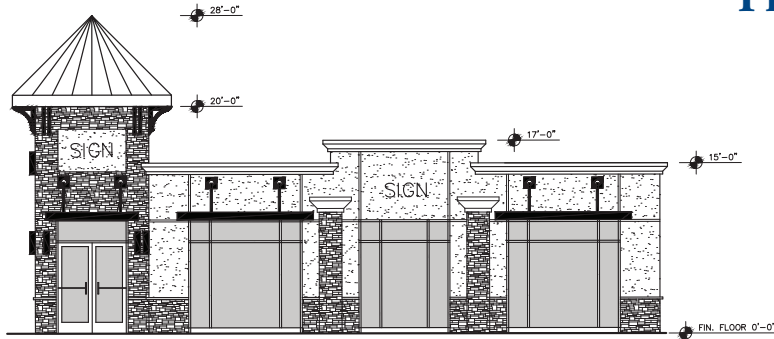




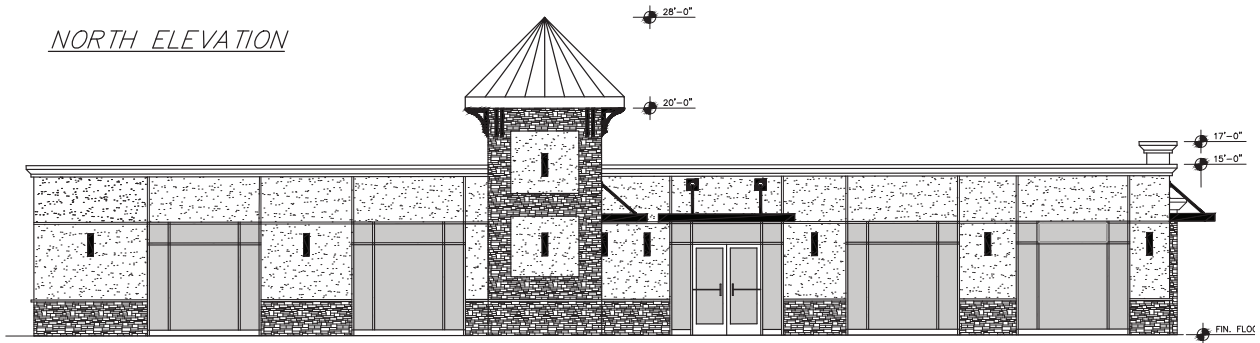
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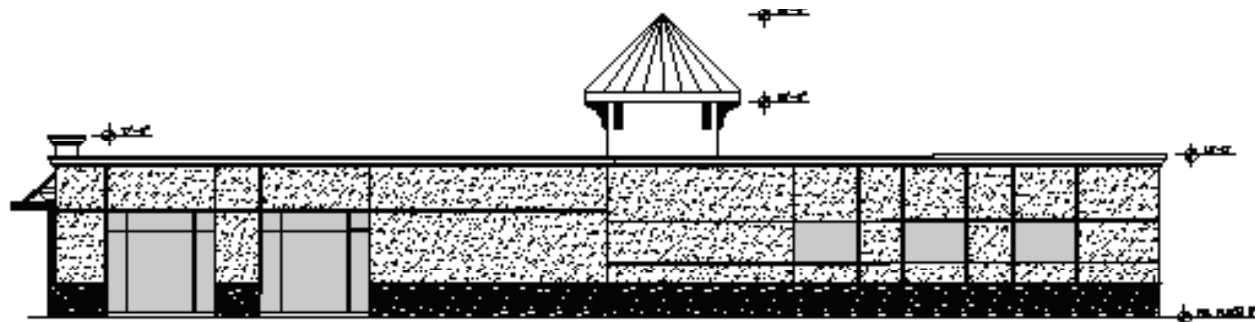
1753 ROUTE 70, CHERRY HILL, NJ Proposed Building



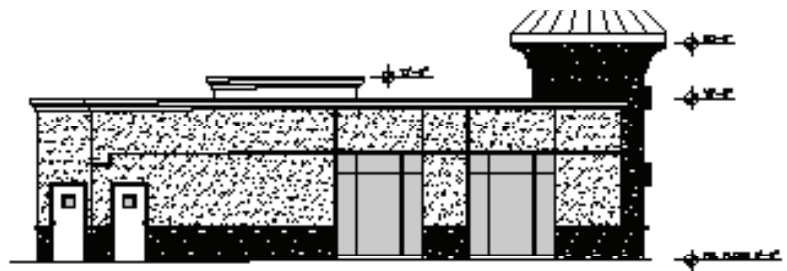
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION