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Rose Commercial Real Estate Negotiates Sale of 1800 East Route 70 in Cherry Hill for \$2.1 Million then Secures Long-Term Lease for the Standalone Property



1800 Route 70 East Cherry Hill, NJ

Property Type:	Office / Retail
Size:	4,546 +/- SF
Seller:	Thy Kingdom Crumb Inc.
Buyer/Landlord:	Beowulf 1800, LLC
Buyer/ Landlord Broker:	Adam Rose, President, Rose Commercial Real Estate
Tenant:	Rockhill Orthodontics/ Growing Smiles
Tenant Broker:	Scott Martin, Principal, Avison Young -Philadelphia

Details: Former Rockhill Restaurant on Route 70 East in Cherry Hill has been sold and within three short months rented to a new tenant. Rose Commercial Real Estate President, Adam Rose, represented the buyer and resulting landlord in the negotiation of both transactions. First involved the purchase of the 4,546 +/- square foot former restaurant and charitable foundation homebase. The standalone site was highly attractive as a corner lot with excellent visibility, abundant parking and location near I-295. But in order to have some say in its neighbors, the owners of Beowulf 1814 next door chose to invest in this site as well. "We've been working with Adam and Rose Commercial for as long as I can remember - more than 20 years at this point. So when it came time for our latest investment and purchase of 1800 East Route 70, we once again turned to his team," said Sean Malady, member of the ownership group. "From the start the transaction was complex and Adam's experience was key to the negotiations. But that was only part of the challenge as we then needed to lease the property. Not only did they have a signed tenant within record time, it was the 'right' tenant - one strongly invested with a shared vision of success. Hats off and big thanks to Adam and the team." The sale closed in February 2024 for \$2.1 million. Fast forward a few months, Rose and his team, Michelle Marinello and Brett Davidoff worked hand-in-hand with Scott Martin at Avison Young to secure a long-term lease for the space which will be home to Rockhill Orthodontics/ Growing Smiles.