



# INVESTMENT OPPORTUNITY MULTI-TENANT OFFICE BUILDING FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

1999 EAST MARLTON PIKE, CHERRY HILL, NJ



## PROPERTY INFORMATION

### Comments:

- Outstanding location on heavily traveled Route 70
- Monument signage
- Abundant parking
- Situated at traffic light with direct access off Route 70 and Old Orchard Road
- Close proximity to Route 73, I-295 & NJ Turnpike

## INVESTMENT SUMMARY

Gross SF:	11,876 +/- SF
Lot Size:	.64 Acres
N.O.I:	\$73,415.76
Occupancy:	100% (10 tenants)

## ANNUAL OPERATING EXPENSES

Cap Rate:	6% CAP
Sale Price:	\$ 1,200,000.00
Taxes:	\$ 39,564.71 (2024)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,039	81,339	213,510
Household	4,149	31,306	83,988
Average HH Income	\$155,459	\$142,497	\$135,096
Traffic Counts: 53,942 Vehicles per Day			

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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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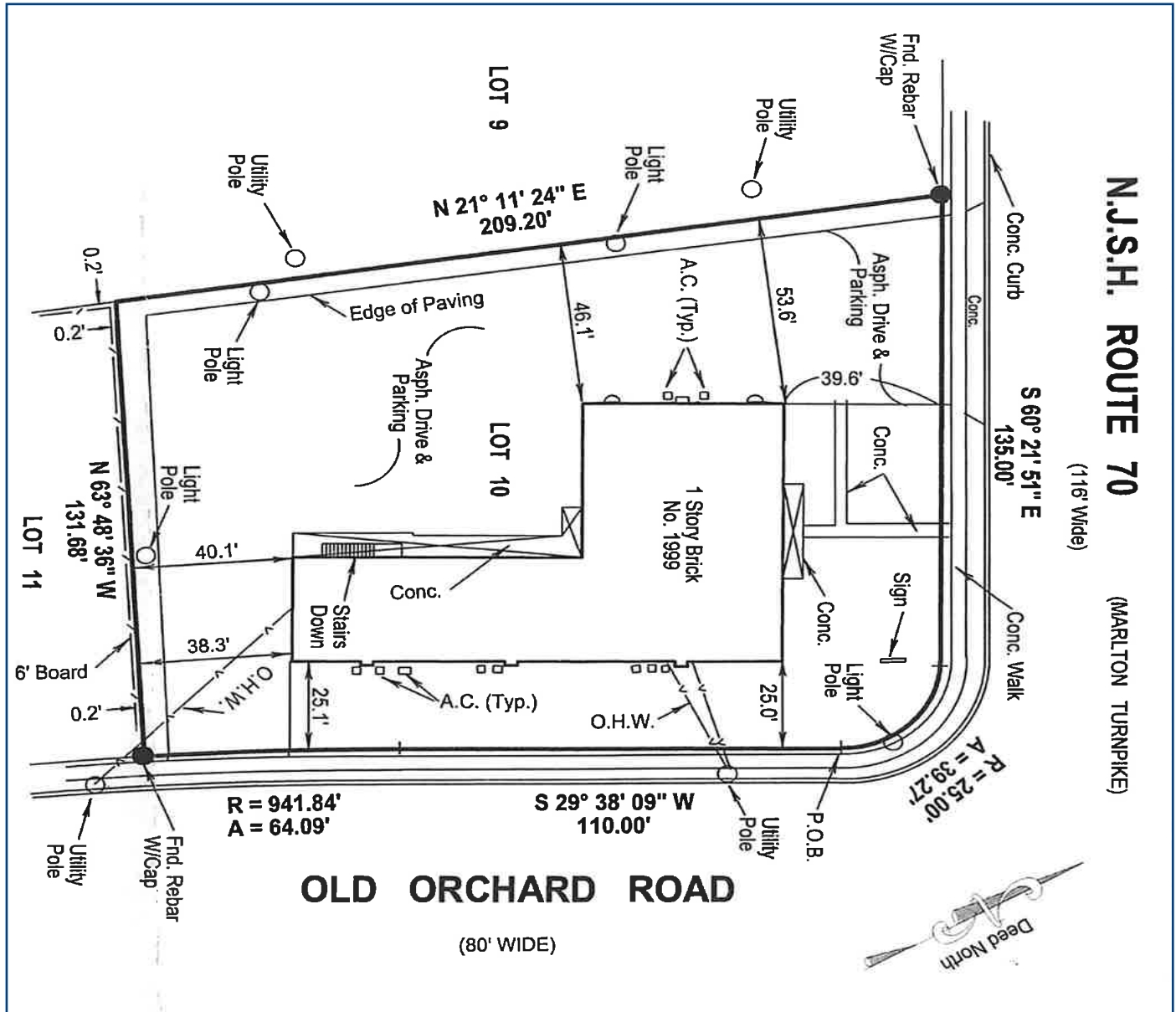
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## PROPERTY SURVEY

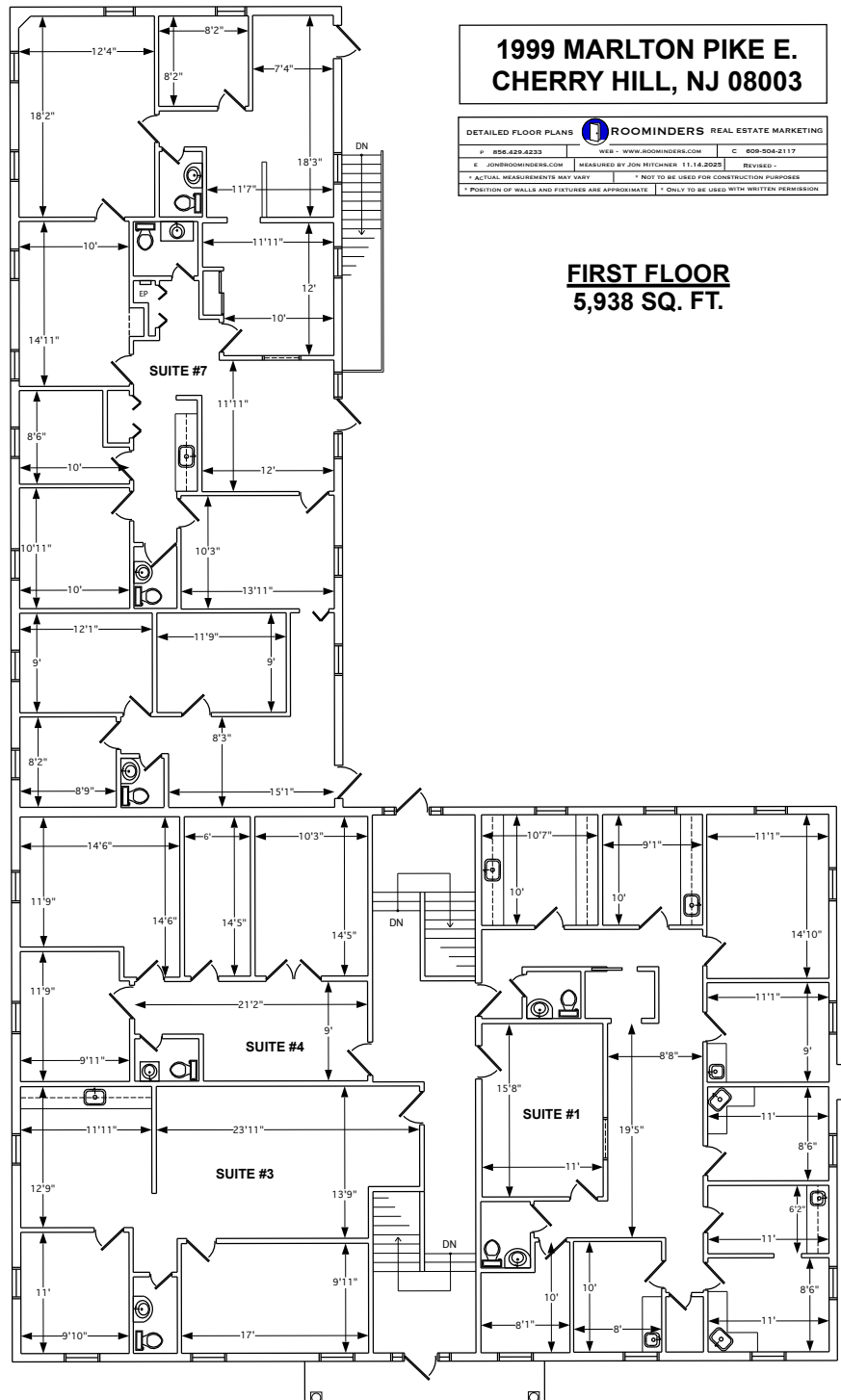




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## FLOOR PLANS



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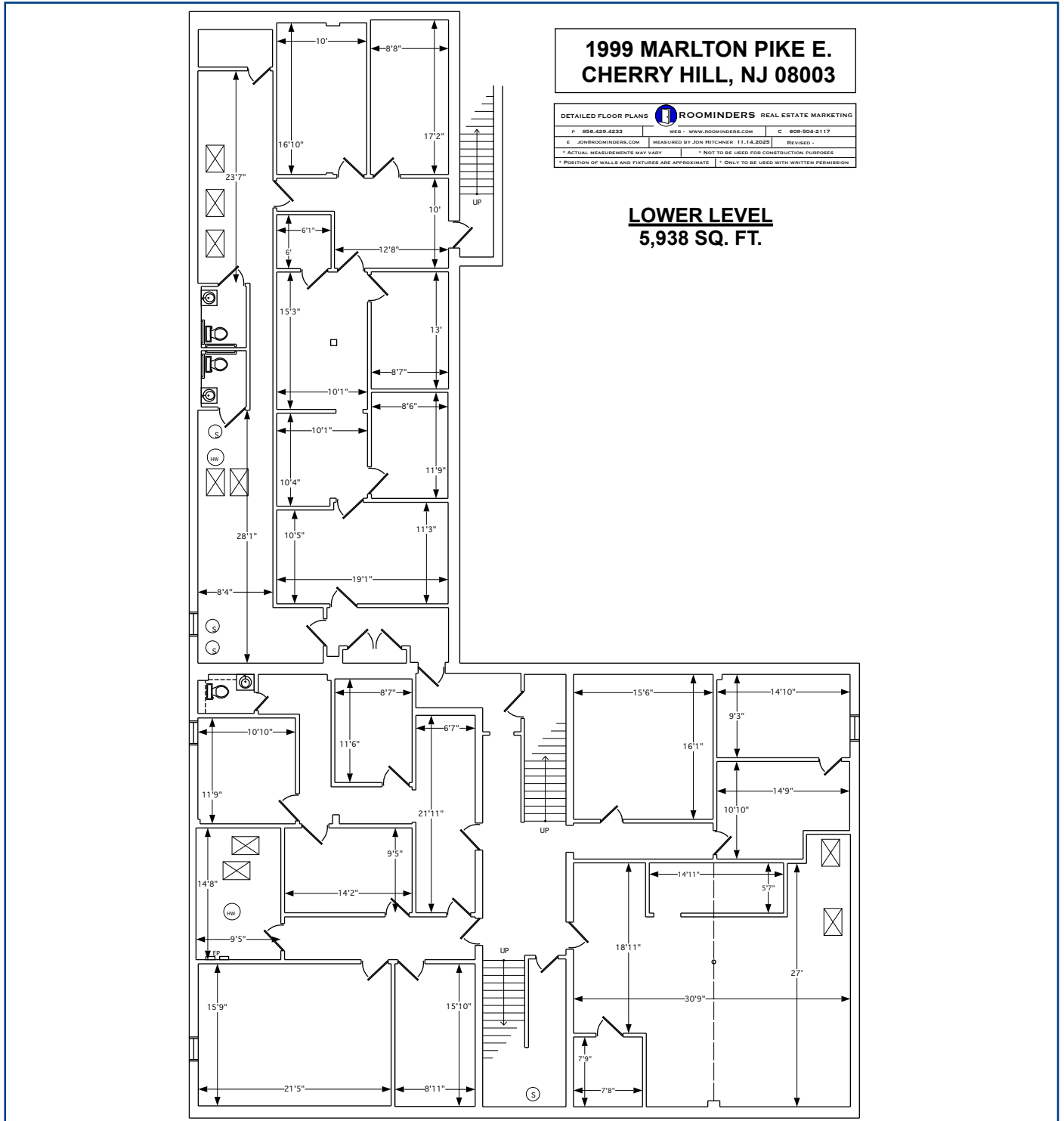
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