



3,700 SF OWNER OCCUPANT INVESTMENT OPPORTUNITY



1309 ROUTE 70 WEST | CHERRY HILL, NJ

Wolf Commercial Real Estate

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CORFAC
International

PROPERTY DESCRIPTION

Location	1309 Route 70 West Cherry Hill, NJ 08002
Building Size	3,700 SF
Size/Available for Lease	+/- 850 SF
Sale Price	\$589,000
Lease Price	\$1,150.00 / Per month
Occupancy	Available for immediate occupancy
Signage	Signage at entrance
Property / Area Description	<ul style="list-style-type: none"> • New roof • 17 parking space in back of building • Income producing property with 4 tenants • Property is well-located and highly visible on Route 70 West. Within close proximity to Garden State Shopping Center, banks, restaurants and Philadelphia via Ben Franklin Bridge.

Contact Us

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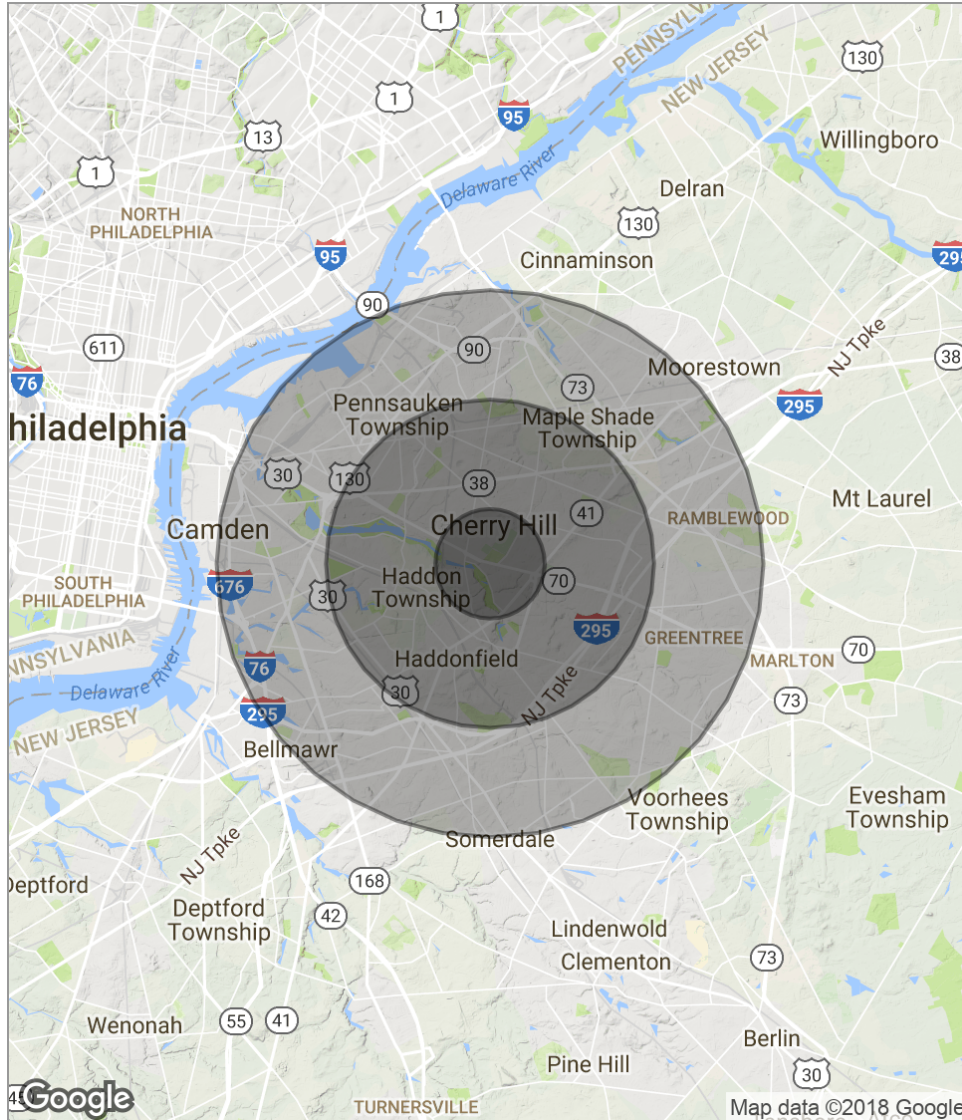


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,011	105,468	312,161
Median age	40.3	41.7	39.2
Median age (male)	37.9	39.6	37.6
Median age (Female)	42.1	43.8	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,416	41,409	121,525
# of persons per HH	2.5	2.5	2.6
Average HH income	\$85,057	\$94,496	\$82,082
Average house value	\$308,480	\$292,424	\$265,892

** Demographic data derived from 2010 US Census*

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