

# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

## 901 ROUTE 38 | CHERRY HILL | NJ

**PRICED  
TO  
SELL**



### Building Features

Location	901 Route 38 Cherry Hill, NJ 08002
Size/SF Available	4,558 sf (Situated on +/- .5 acres)
Sale Price	\$595,000
Parking	25 surface spaces
Occupancy	Available for immediate occupancy
Signage	Building signage available with outstanding visibility and frontage along Route 38
Area Description	<ul style="list-style-type: none"> <li>▶ Located directly on Route 38 (Eastbound)</li> <li>▶ Easy access to Benjamin Franklin Bridge and Center City Philadelphia. Situated within close proximity Cherry Hill Mall, Market Place at Garden State Park as well as numerous restaurants and retailers on Haddonfield Road</li> </ul>
Property Description	<ul style="list-style-type: none"> <li>▶ Two story building with each floor containing +/- 2,279 square feet.</li> <li>▶ Recently renovated</li> <li>▶ Ideal professional layout with 16 private offices, kitchen, reception area, conference room and restrooms on both floors. The exterior includes an outdoor deck/patio</li> <li>▶ Ample parking situated on 0.5 Acres</li> </ul>

## Contact Us

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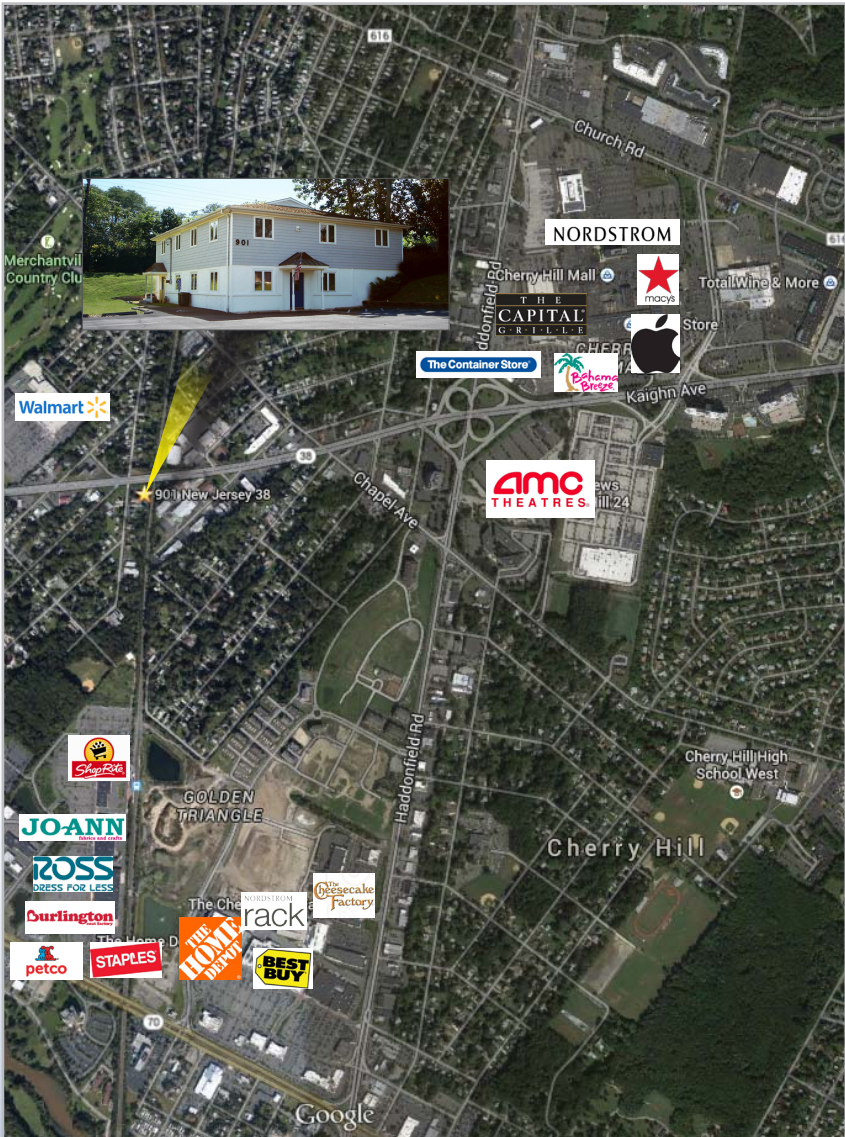
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# Building Successful Relationships



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	6,627	136,665	315,085
Household	2,494	51,694	118,892
Median HH Income	\$62,143	\$58,857	\$53,695
Avg HH Income	\$75,403	\$77,163	\$73,105
Traffic Count	58,742 (Rt 38 & Pop Avenue)		

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