


OFFICE BUILDINGS/ REDEVELOPMENT SITE FOR SALE  
496 & 498 NORTH KINGS HIGHWAY | CHERRY HILL | NJ

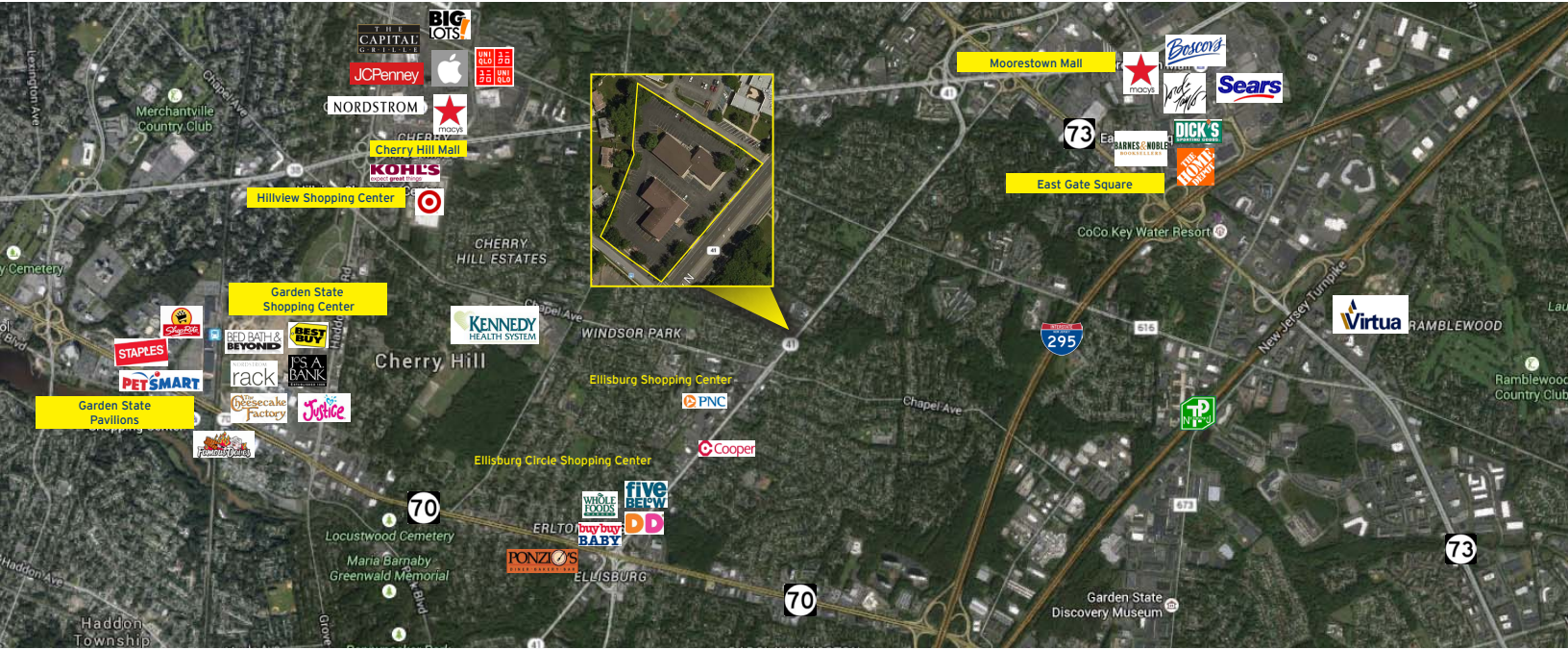
**2.5 ACRE  
REDEVELOPMENT  
OPPORTUNITY**



Building Features		
Location	496 North Kings Highway Cherry Hill, NJ 08034	498 North Kings Highway Cherry Hill, NJ 08034
Size/SF Available	1st Floor: 11,500 sf 2nd Floor: 11,500 sf } 23,000 sf	1st Floor: 10,000 sf 2nd Floor: 11,500 sf } 21,500 sf
Asking Sale Price	\$1,495,000	\$1,100,000
Parking	4/1,000	4.5/1000 sf
Occupancy	Fully leased until 12/2017	Available for immediate occupancy`
Signage	Building and monument signage available	Building and monument signage available
Property Description	 <ul style="list-style-type: none"> <li>▶ Modern two-story, fully air-conditioned, elevator served office building</li> <li>▶ Situated on 1.3 acres</li> </ul> <ul style="list-style-type: none"> <li>▶ Modern two-story, fully air-conditioned, elevator served office building</li> <li>▶ Situated on 1.2 acres</li> </ul> <p>These two office buildings are a great fit for any professional or medical user seeking ample parking, excellent visibility and monument/building signage.</p> <p>Tax parcel 286.01, Lot 1. Both of these properties combined are 2.5 acres and has the potential for an excellent redevelopment opportunity.</p>	
Area Description	Strategically located in the heart of Cherry Hill, NJ with easy access to Routes 70, 38, I-295 and the New Jersey Turnpike. Local amenities include banks, restaurants, medical and retail such as Cherry Hill Mall, Garden State Shopping Center, Garden State Pavilions, Moorestown Mall and East Gate Square.	

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496 North Kings Highway



498 North Kings Highway

## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	15,281	88,335	261,238
Household	6,066	35,561	100,845
Median HH Income	\$78,230	\$74,784	\$74,444
Avg HH Income	\$94,506	\$91,248	\$94,328
Traffic Count	26,072 MPSI (N Kings Hwy & Greensward Ln)		

## CONTACT Us

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