



CHERRY HILL OFFICE BUILDING AVAILABLE FOR SALE

**OFFICE BUILDING FOR SALE**  
**498 NORTH KINGS HIGHWAY | CHERRY HILL | NJ**

**JOIN THE  
 KINGS HIGHWAY  
 RENAISSANCE**



Building Features	
Location	498 North Kings Highway Cherry Hill, NJ 08034
Size/SF Available	1st Floor: 10,000 sf } 21,500 sf 2nd Floor: 11,500 sf
Asking Sale Price	\$1,100,000
Parking	4.5/1000 sf
Occupancy	Available for immediate occupancy
Signage	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 1.2 acres</li> </ul> <p>This office building is a great fit for any professional or medical user seeking ample parking, excellent visibility and monument/building signage.</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.

**Contact Us**

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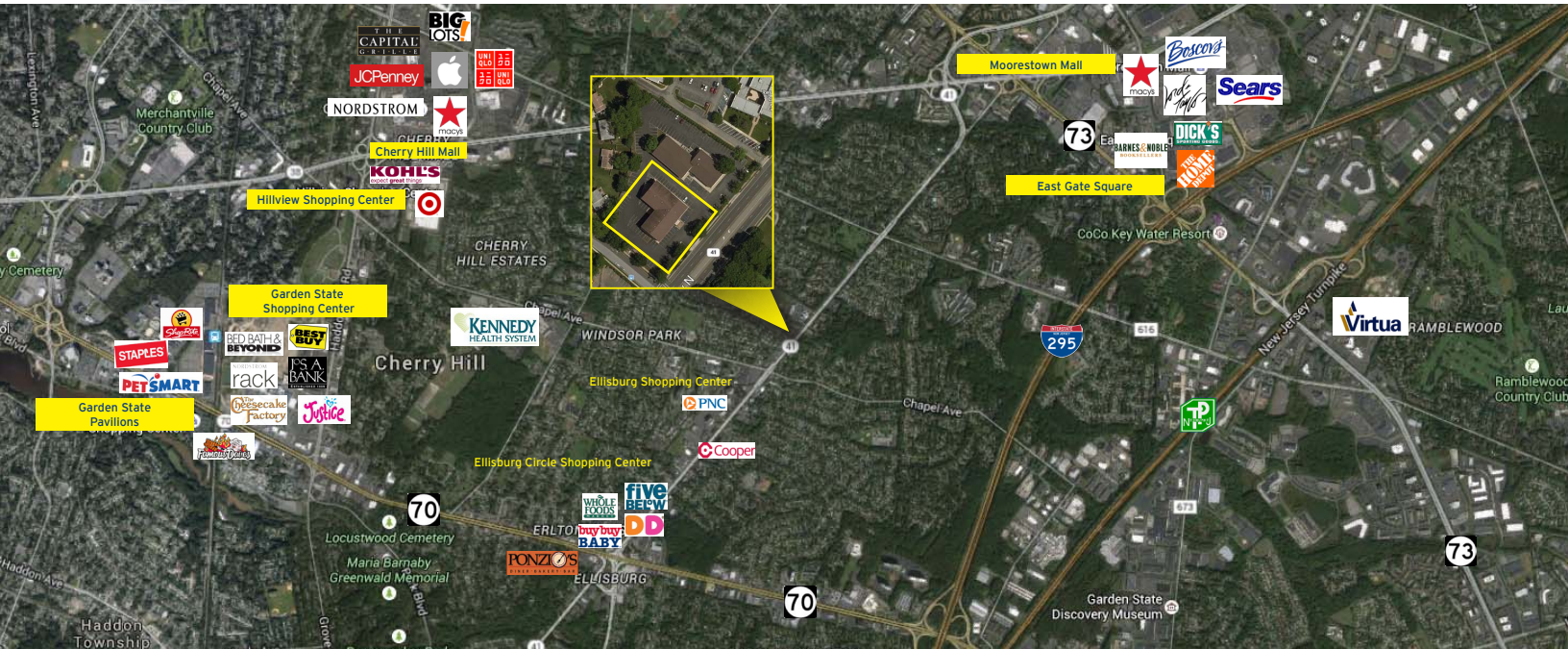
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# Building Successful Relationships



## 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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