



5,642 SF MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE



455 ROUTE 70 WEST | CHERRY HILL, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



## PROPERTY DESCRIPTION

**Location** 455 Route 70 West  
Cherry Hill, NJ 08002

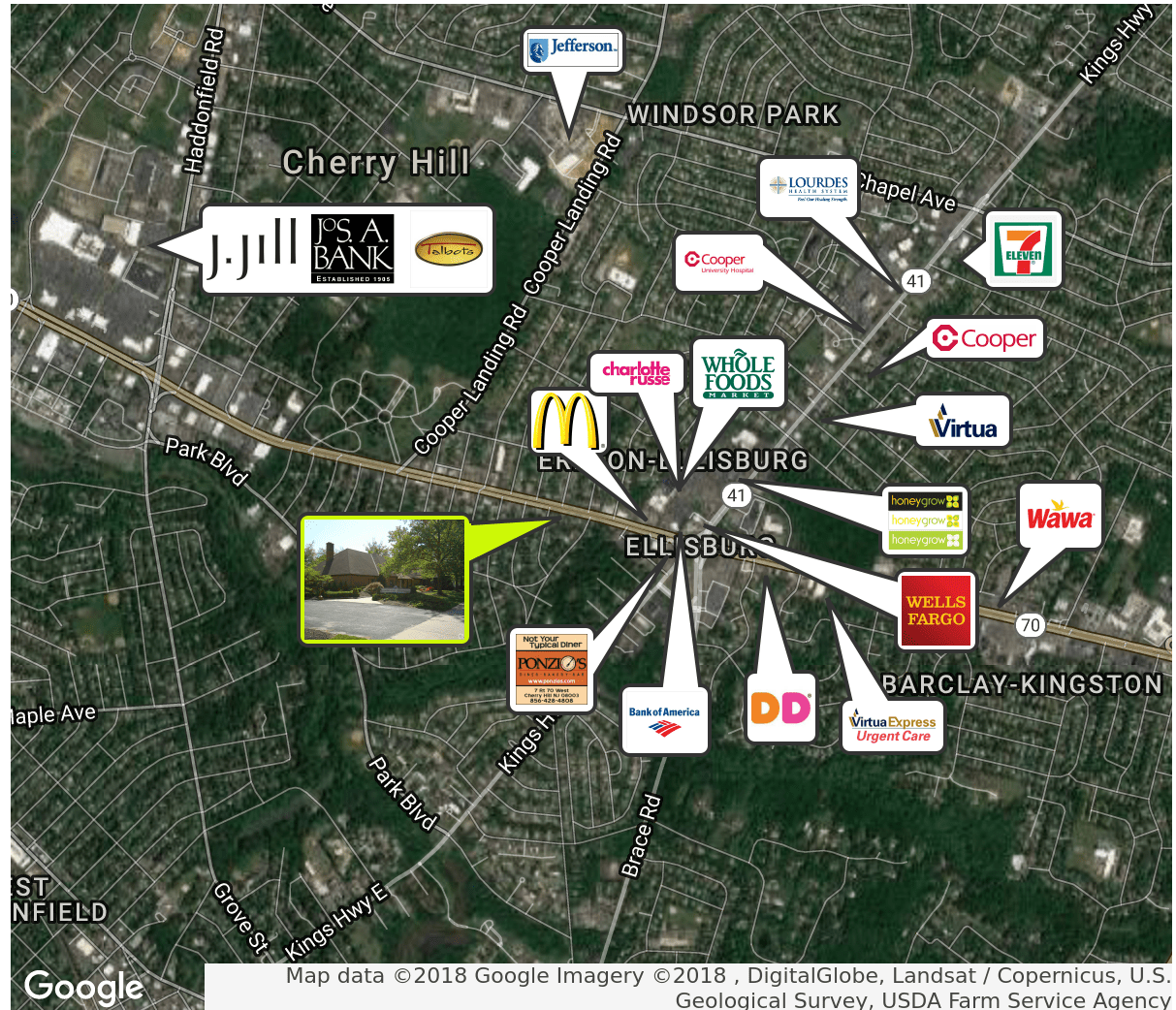
**Size / SF Available** 5,642 SF

**Sale Price** \$859,000

**Signage** Pylon signage available

**Property / Area Description**

- Highly visible medical/professional office building located on Route 70
- Fully fit-out as medical office building in excellent move-in condition
- Situated on approximately .74 Acres  
Prominent monument signage visible from both directions of traffic
- Within close proximity to I-295, Ellisburg Shopping Center, Ponzio's Diner and many other amenities
- Large parking lot with easy ingress/egress



## Contact Us

Christopher Henderson  
Principal & Vice President  
856.857.6337  
chris.henderson@wolfcre.com

Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com

follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
	Total population	12,112	96,902
Median age	41.4	42.0	40.3
Median age (male)	39.0	40.4	38.7
Median age (Female)	43.2	43.9	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
	Total households	4,929	37,469
# of persons per HH	2.5	2.6	2.5
Average HH income	\$77,469	\$98,301	\$86,912
Average house value	\$270,054	\$300,701	\$274,279

*\* Demographic data derived from 2010 US Census*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.