



+/- 5,642 SF Medical/Professional Office Building for Sale

MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE

455 ROUTE 70 WEST | CHERRY HILL | NJ



Contact Us

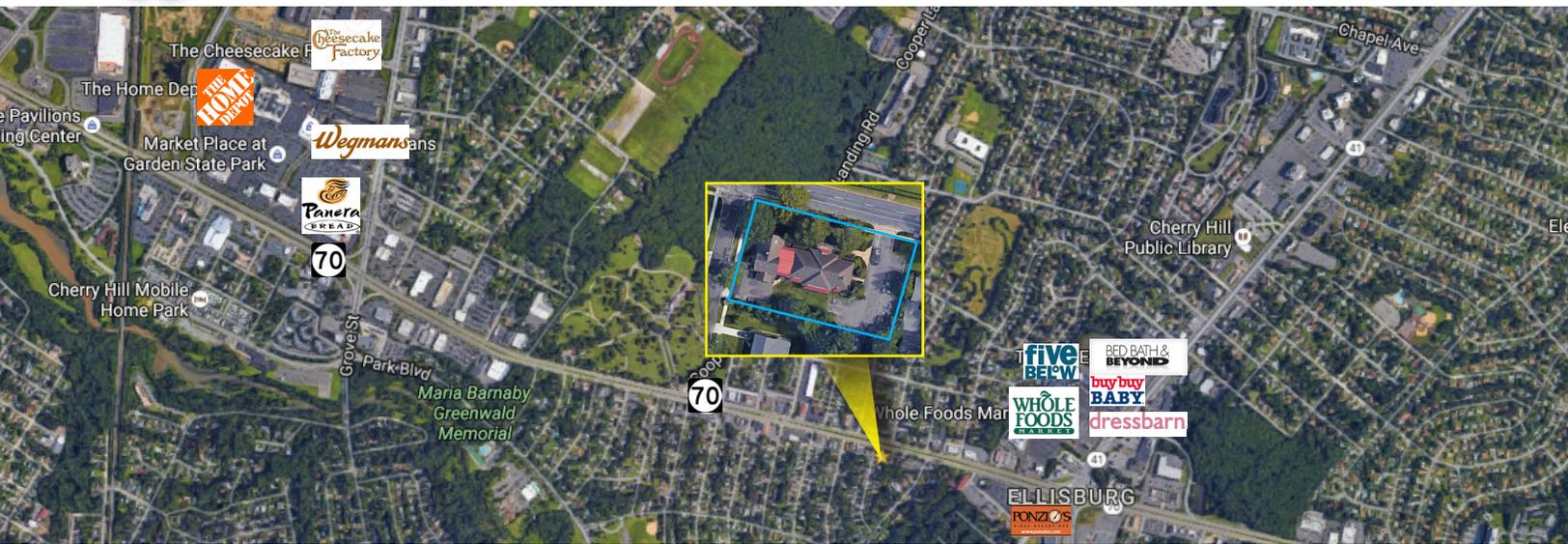
Jason M. Wolf
 Managing Principal
 D 856 857 6301
jason.wolf@wolfcre.com

Leor R. Hemo
 Executive Vice President
 D 856 857 6302
leor.hemo@wolfcre.com

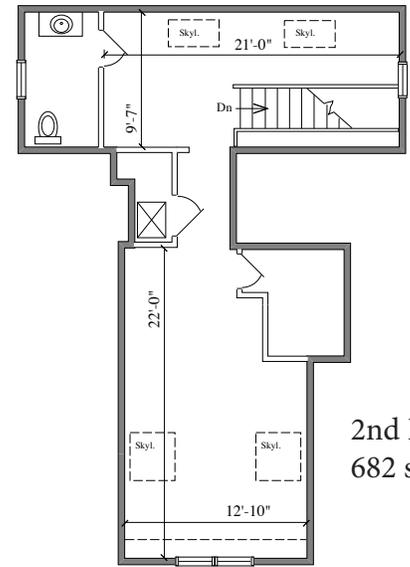
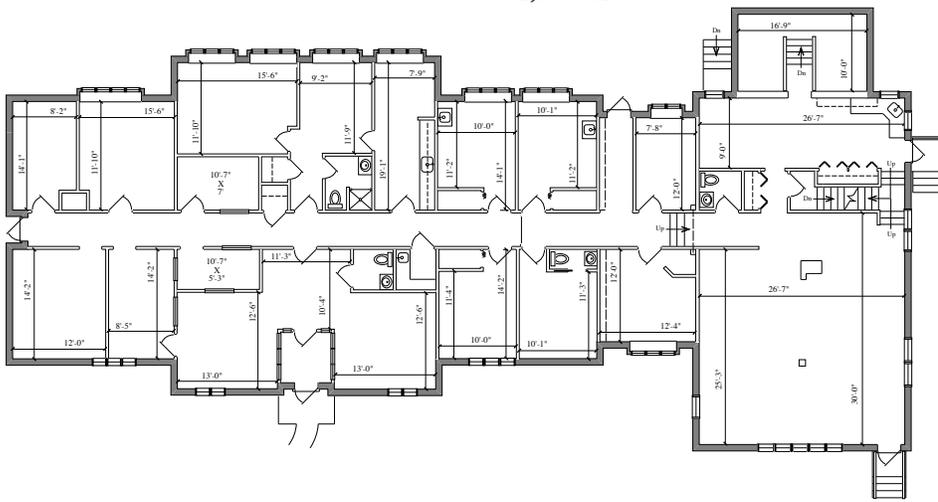
| Building Features | |
|---------------------------|--|
| Location | 455 Route 70 West Cherry Hill, NJ 08002 |
| Size/SF Available | 1st Floor: +/- 4,960 sf 2nd Floor: +/- 682 sf |
| Asking Sale Price | \$859,000 |
| Occupancy | Available for immediate occupancy |
| Signage | Pylon signage available |
| Parking | 20 parking spaces plus on-street parking |
| Area/Property Description | <ul style="list-style-type: none"> ▶ 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 |



Building Successful Relationships



1st Floor
4,960 sf



2nd Floor
682 sf

DEMOGRAPHIC SUMMARY

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|-----------|----------|
| Population | 10,502 | 102,241 | 301,359 |
| Household | 4,060 | 41,437 | 117,108 |
| Median HH Income | \$76,779 | \$80,166 | \$67,850 |
| Avg HH Income | \$93,340 | \$101,449 | \$88,862 |

CONTACT Us

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D 856 857 6301
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