



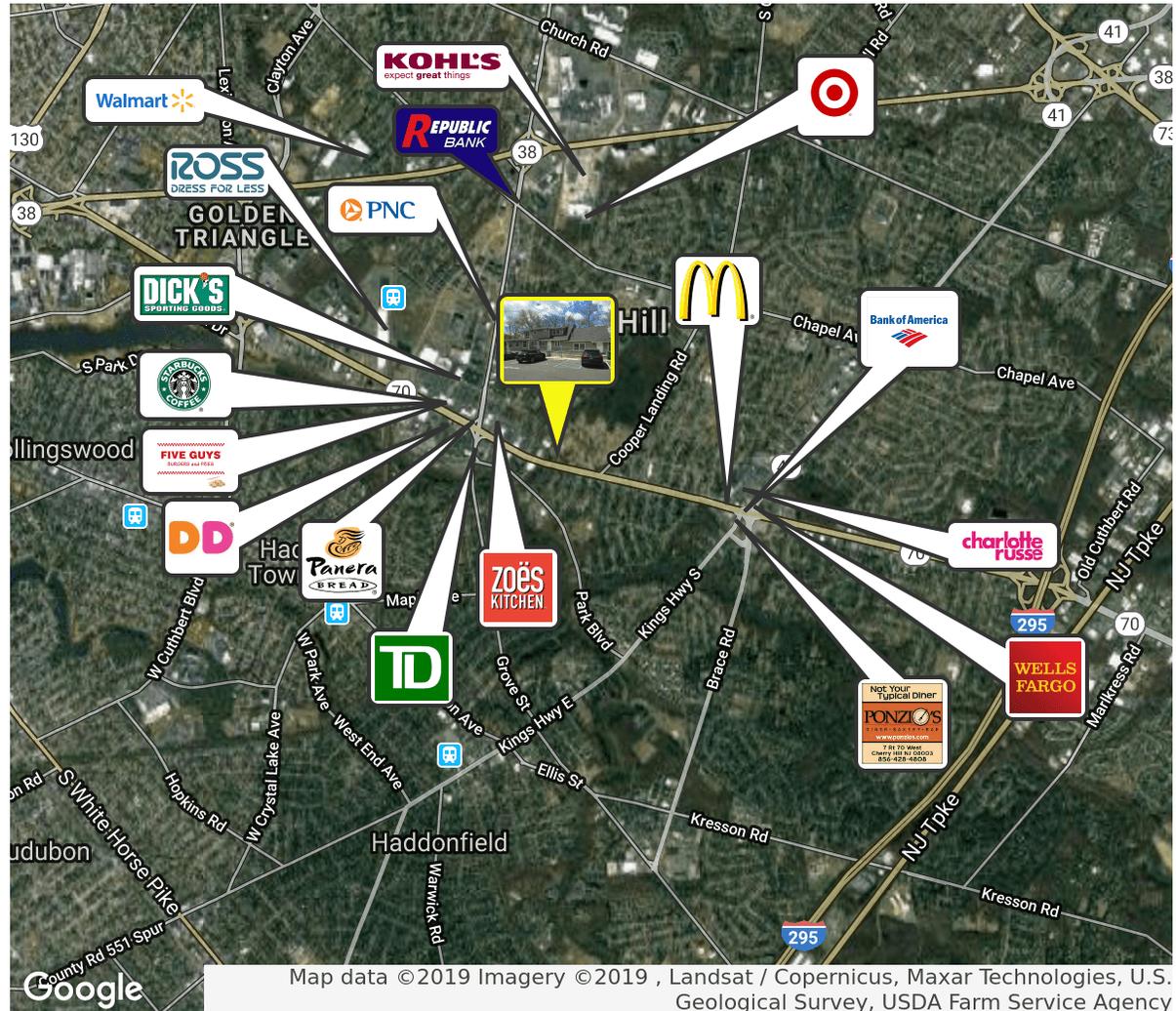
1309 ROUTE 70 WEST | CHERRY HILL, NJ

## PROPERTY DESCRIPTION

- Location** 1309 Route 70 West  
Cherry Hill, NJ 08002
- Size/Available** +/- 3,700 SF
- Sale Price** \$549,000
- Occupancy** Available for immediate occupancy
- Signage** Signage at entrance
- Property / Area Description**
  - Two long term credit tenants
  - New roof
  - 17 parking space in back of building
  - Property is well-located and highly visible on Route 70 West.
  - Within close proximity to Garden State Shopping Center, banks, restaurants and Philadelphia via Ben Franklin Bridge.

## Contact Us

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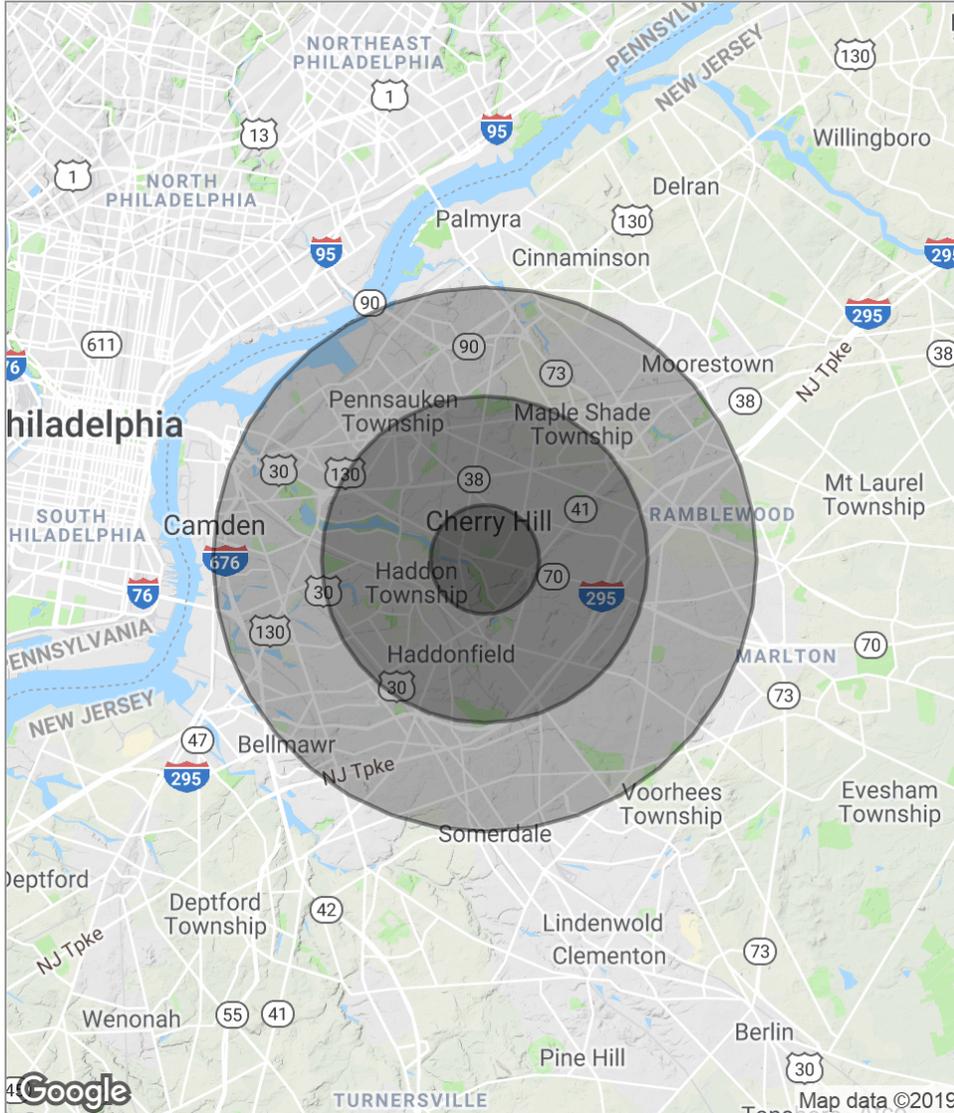
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ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 11,011        | 105,468        | 312,161        |
| Median age                     | 40.3          | 41.7           | 39.2           |
| Median age (male)              | 37.9          | 39.6           | 37.6           |
| Median age (Female)            | 42.1          | 43.8           | 40.9           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 4,416         | 41,409         | 121,525        |
| # of persons per HH            | 2.5           | 2.5            | 2.6            |
| Average HH income              | \$85,057      | \$94,496       | \$82,082       |
| Average house value            | \$308,480     | \$292,424      | \$265,892      |

*\* Demographic data derived from 2010 US Census*

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