



# PREMIER ROUTE 70 LEASE OPPORTUNITY

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2080 ROUTE 70 EAST | CHERRY HILL, NJ

Wolf Commercial Real Estate

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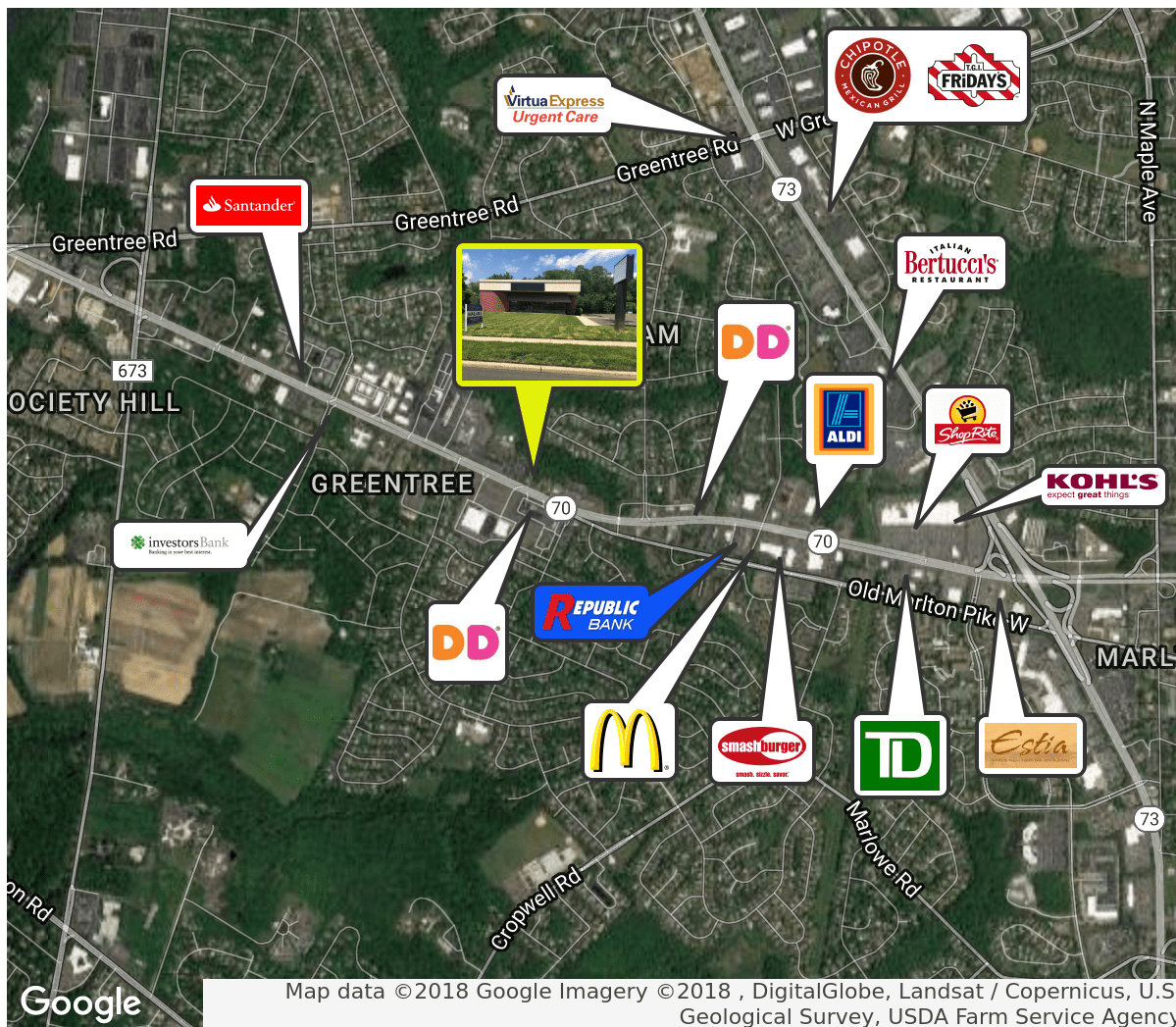


## PROPERTY DESCRIPTION

<b>Location</b>	2080 Route 70 East Cherry Hill, NJ 08003
<b>Size / SF Available</b>	5,748 SF
<b>Lease Price</b>	\$15.00/SF (NNN)
<b>Signage</b>	Highly visible signage on Route 70
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Property offers freestanding pylon and storefront façade signage</li> <li>Available for immediate occupancy</li> <li>Open floor plan</li> <li>Well maintained and landscaped property</li> <li>Abundant parking, highly visible signage, and within close proximity to many high-traffic retailers</li> <li>Within close proximity to Route 73, I-295 (Exit 34) and the NJ Turnpike</li> <li>Located in a high demographic area of Cherry Hill Township</li> </ul>

## 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
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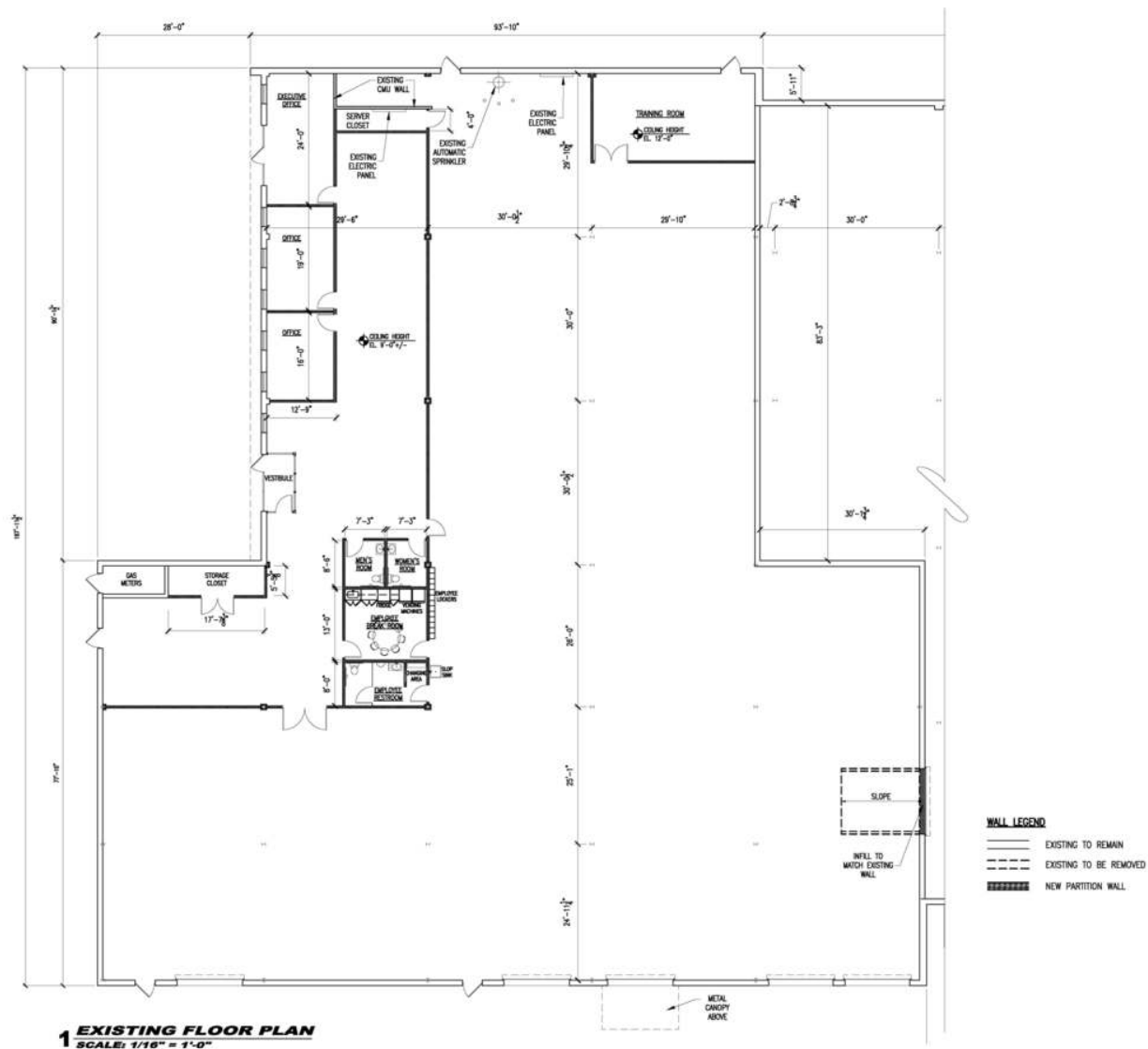


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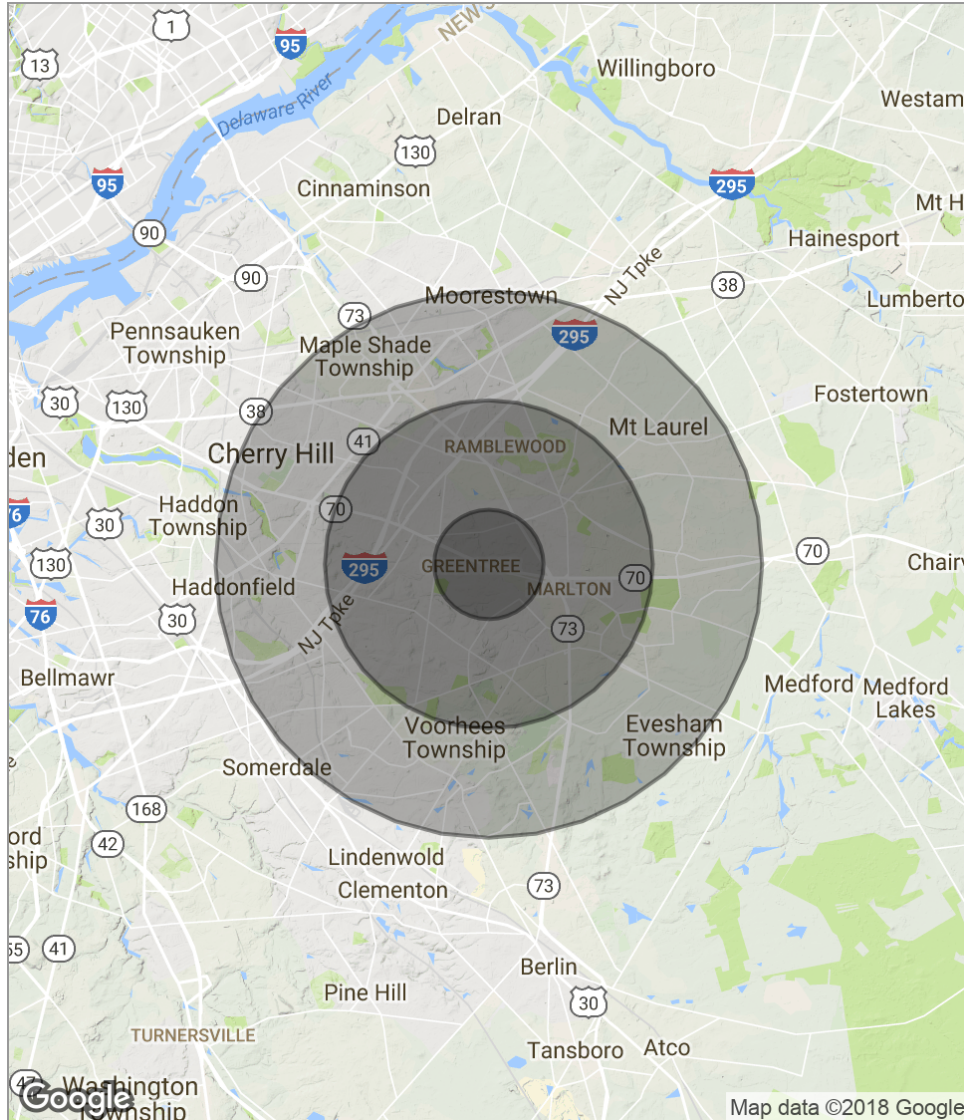
## FLOOR PLANS



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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,628	75,966	201,001
Median age	41.8	42.3	42.0
Median age (male)	40.8	40.7	40.5
Median age (Female)	42.5	44.1	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,462	27,464	76,747
# of persons per HH	2.8	2.8	2.6
Average HH income	\$109,868	\$116,136	\$105,045
Average house value	\$336,390	\$337,470	\$344,720

*\* Demographic data derived from 2010 US Census*

ADDRESS	AVG. DAILY VOLUME	MILES FROM SUBJECT PROP.
Marlton Pike E & Old Marlton Pk	45,453	0.05
Greentree Rd & Greentree Way	13,425	0.65
Marlton Pike E & Wexford Dr	52,137	0.79

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