



## CHERRY HILL OFFICE SPACE FOR LEASE



1949 MARLTON PIKE | CHERRY HILL, NJ



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





## PROPERTY DESCRIPTION

<b>Location</b>	1949 Marlton Pike Cherry Hill, NJ 08003
<b>Size / SF Available</b>	915 SF 1,288 SF
<b>Lease Price</b>	Call for information
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Suite signage available
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Located along Route 70 (Marlton Pike) in Cherry Hill's Central Business District with easy access to area shopping, hotels, and restaurants</li> <li>• Immediate access to I-295, providing for convenient North/South access</li> <li>• Within close proximity to all local health systems</li> <li>• Well located multi-tenanted medical office complex with on-site ownership and management Join</li> <li>• Advocare Pediatrics &amp; Paul Adler Family Dentistry</li> </ul>

## Contact Us

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

Tammi Coppinger  
Executive Property Manager  
856.857.6303  
tammi.coppinger@wolfcre.com

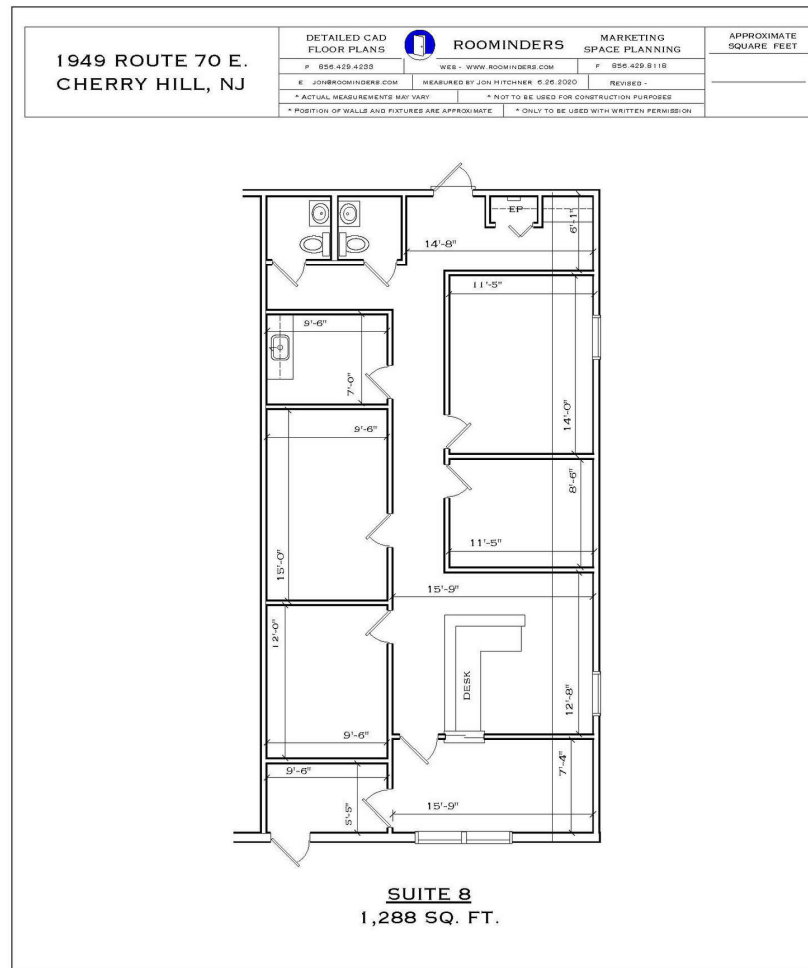


Map data ©2020 Google Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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.

## FLOOR PLANS



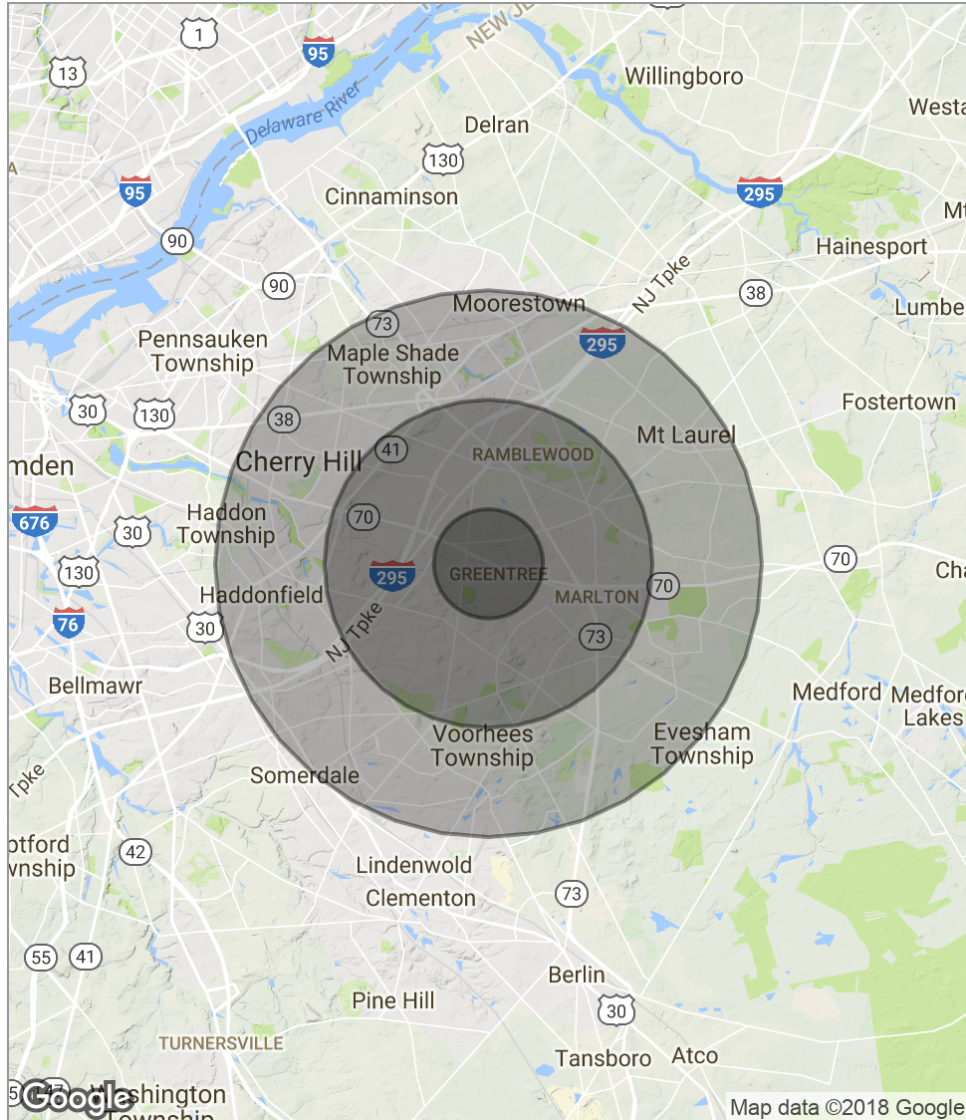
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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	8,749	76,506	212,852
Median age	42.1	42.6	41.9
Median age (male)	40.6	41.0	40.4
Median age (Female)	43.4	44.3	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,055	28,126	81,741
# of persons per HH	2.9	2.7	2.6
Average HH income	\$122,009	\$116,393	\$102,737
Average house value	\$341,612	\$341,471	\$335,448

*\* 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.