



PREMIER ROUTE 70 MEDICAL/PROFESSIONAL OFFICE BUILDING FOR LEASE



1945 EAST ROUTE 70 | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



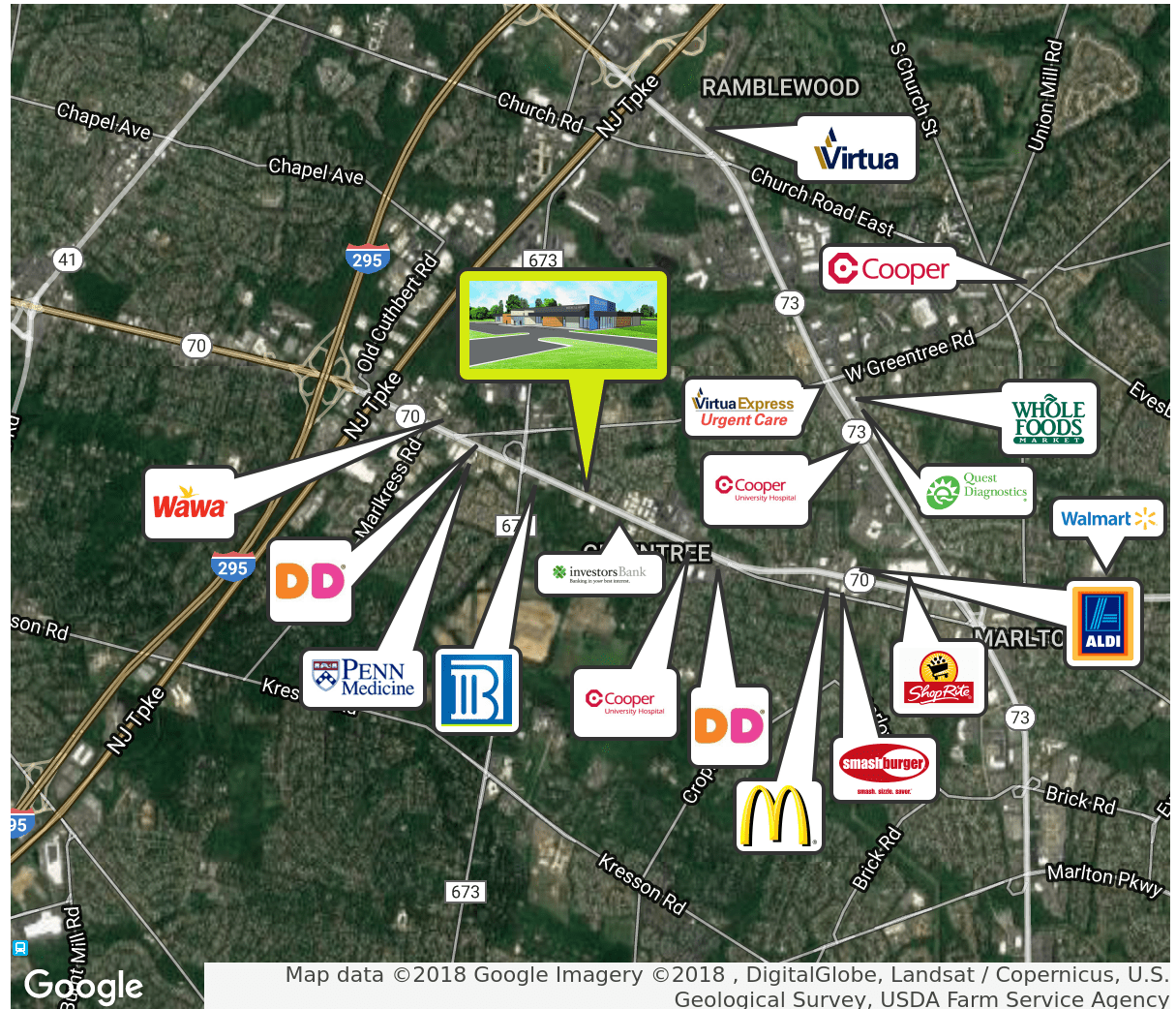
PROPERTY DESCRIPTION

Location	1945 East Route 70 Cherry Hill, NJ 08003
Size / SF Available	17,500 SF (Divisible)
Lease Price	\$21.00/SF (NNN)
Occupancy	Available for immediate occupancy
Signage	Monument and building signage available
Property / Area Description	<ul style="list-style-type: none"> Major capital improvements & renovations complete! Available for immediate occupancy Located along Route 70 (Marlton Pike) in Cherry Hill's Central Business District Convenient access to area shopping, hotels, and restaurants Immediate access to I-295, providing for convenient North/South access Within close proximity to all local health systems Well located multi-tenanted medical office complex with on-site ownership and management

Contact Us

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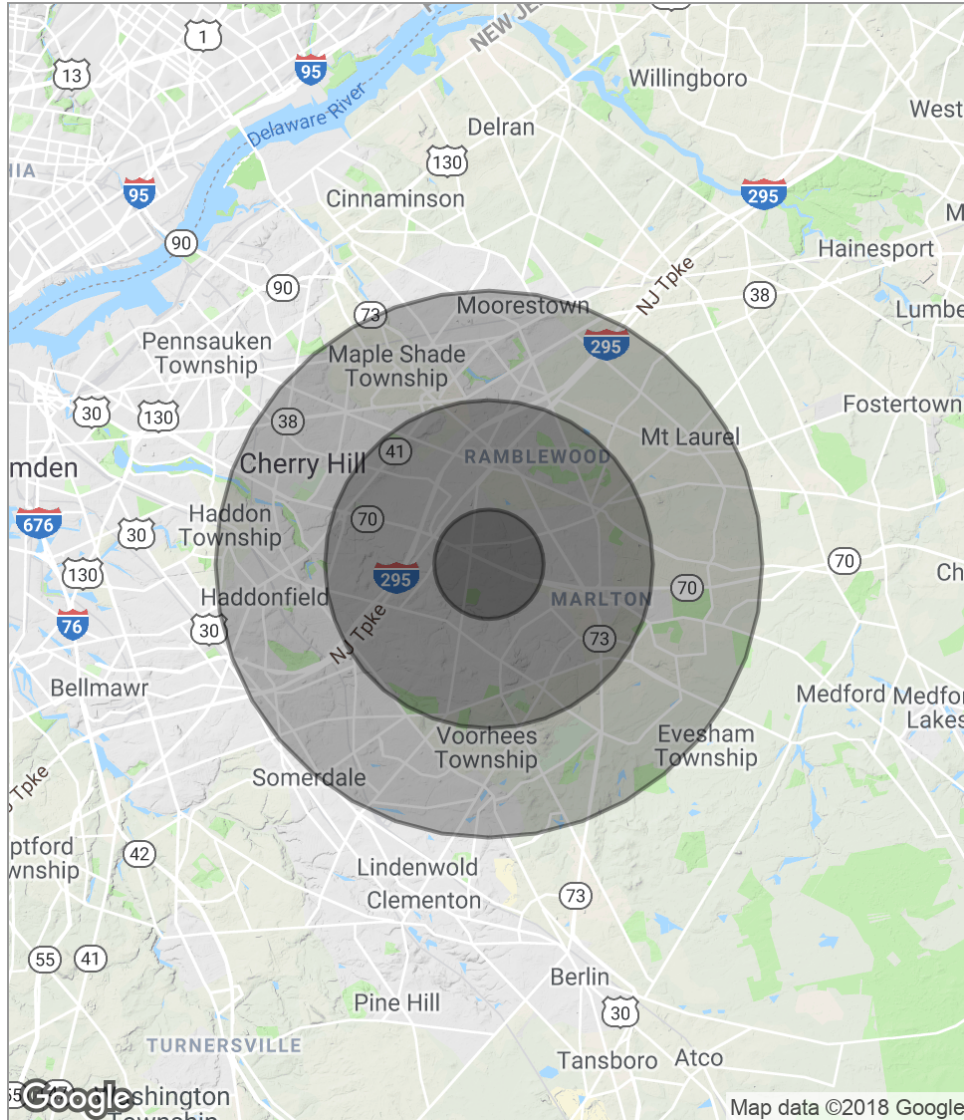
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DEMOGRAPHICS MAP

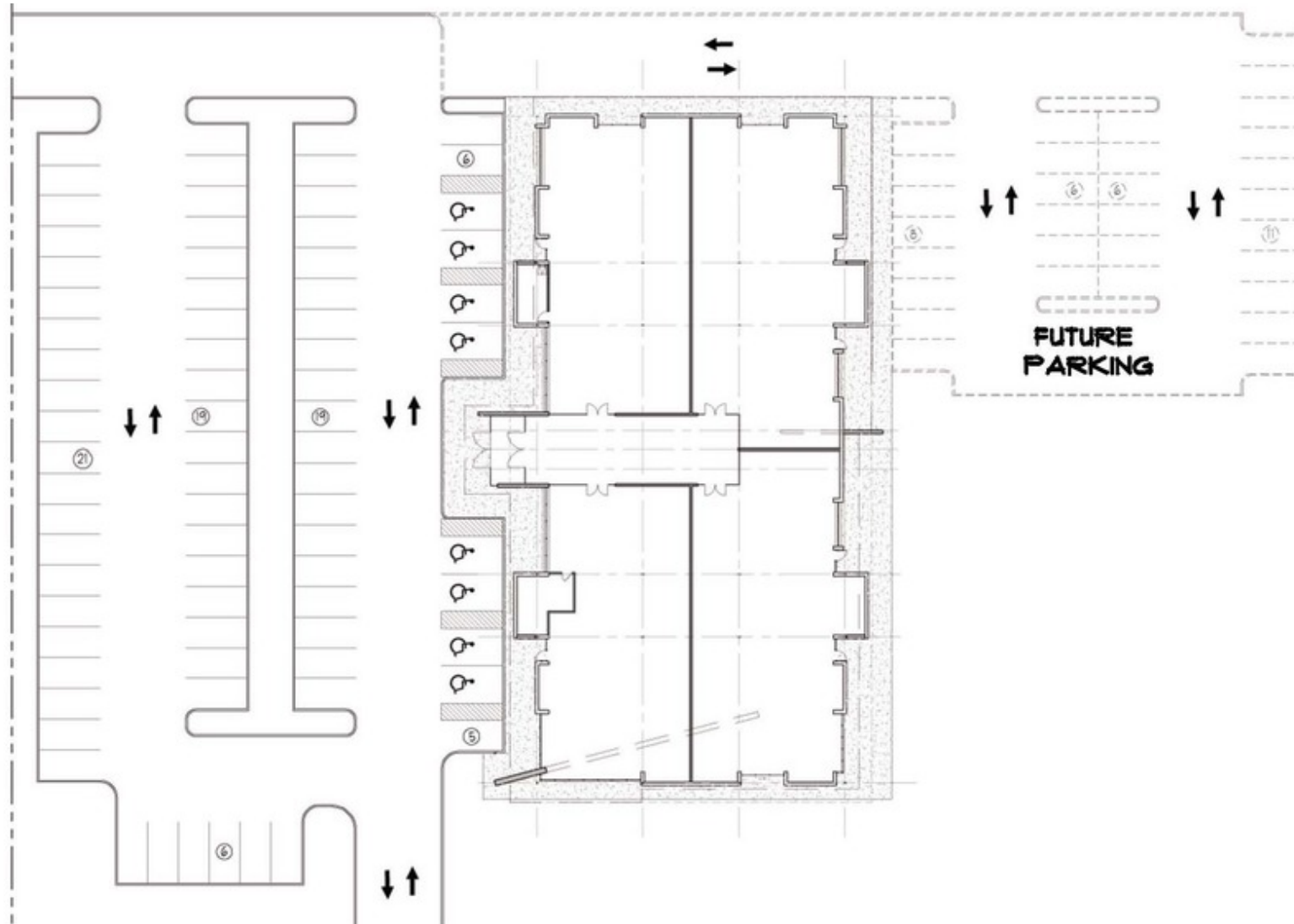


POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,568	76,382	214,493
Median age	42.1	42.6	41.9
Median age (male)	40.5	41.0	40.4
Median age (Female)	43.5	44.4	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,988	28,113	82,509
# of persons per HH	2.9	2.7	2.6
Average HH income	\$123,783	\$116,455	\$102,343
Average house value	\$341,669	\$341,376	\$334,465

** Demographic data derived from 2010 US Census*

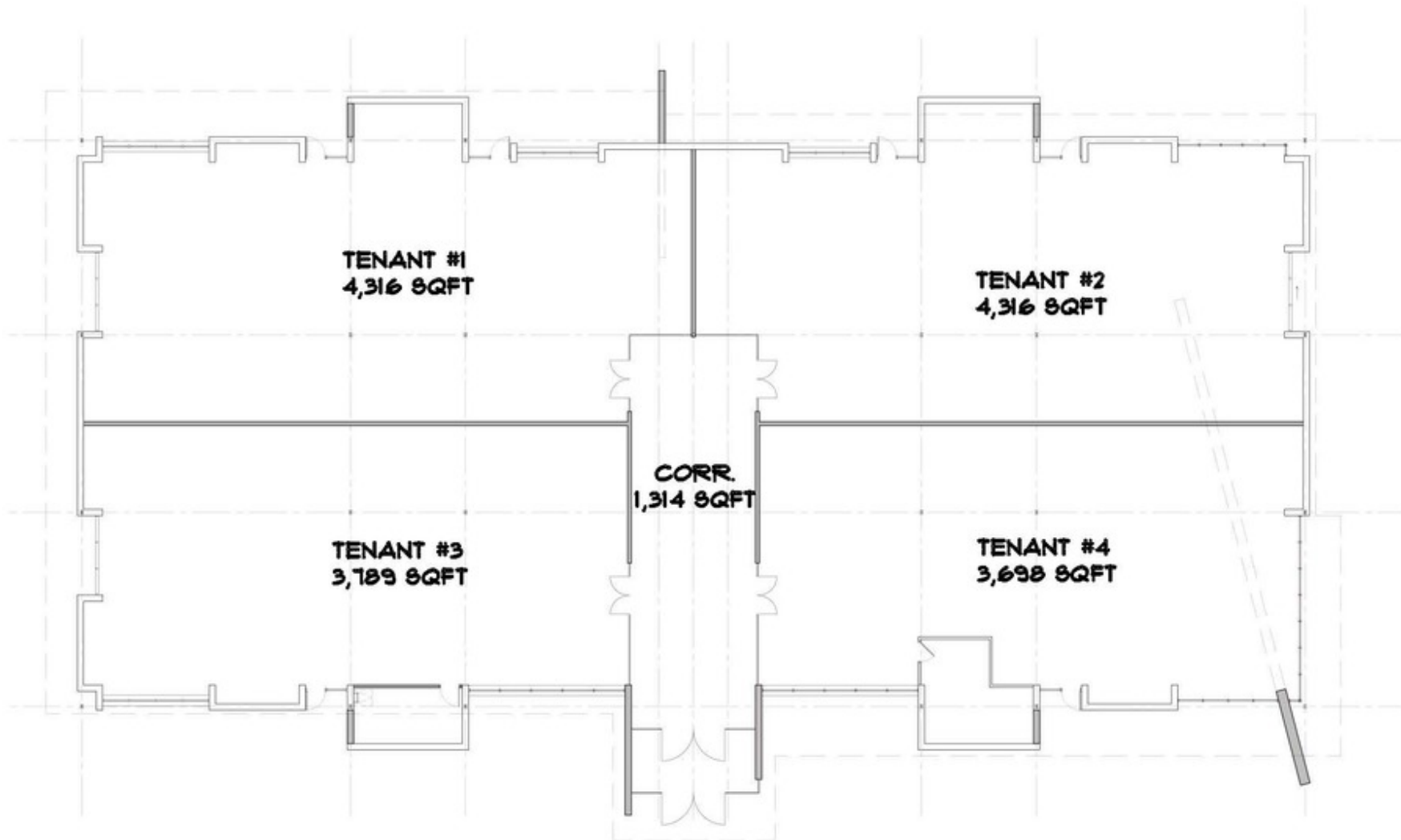
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SITE PLAN



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FLOOR PLANS



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