



PREMIER ROUTE 70 HEADQUARTERS/DEVELOPMENT OPPORTUNITY

Recent Price Reduction!



1720 EAST ROUTE 70 | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

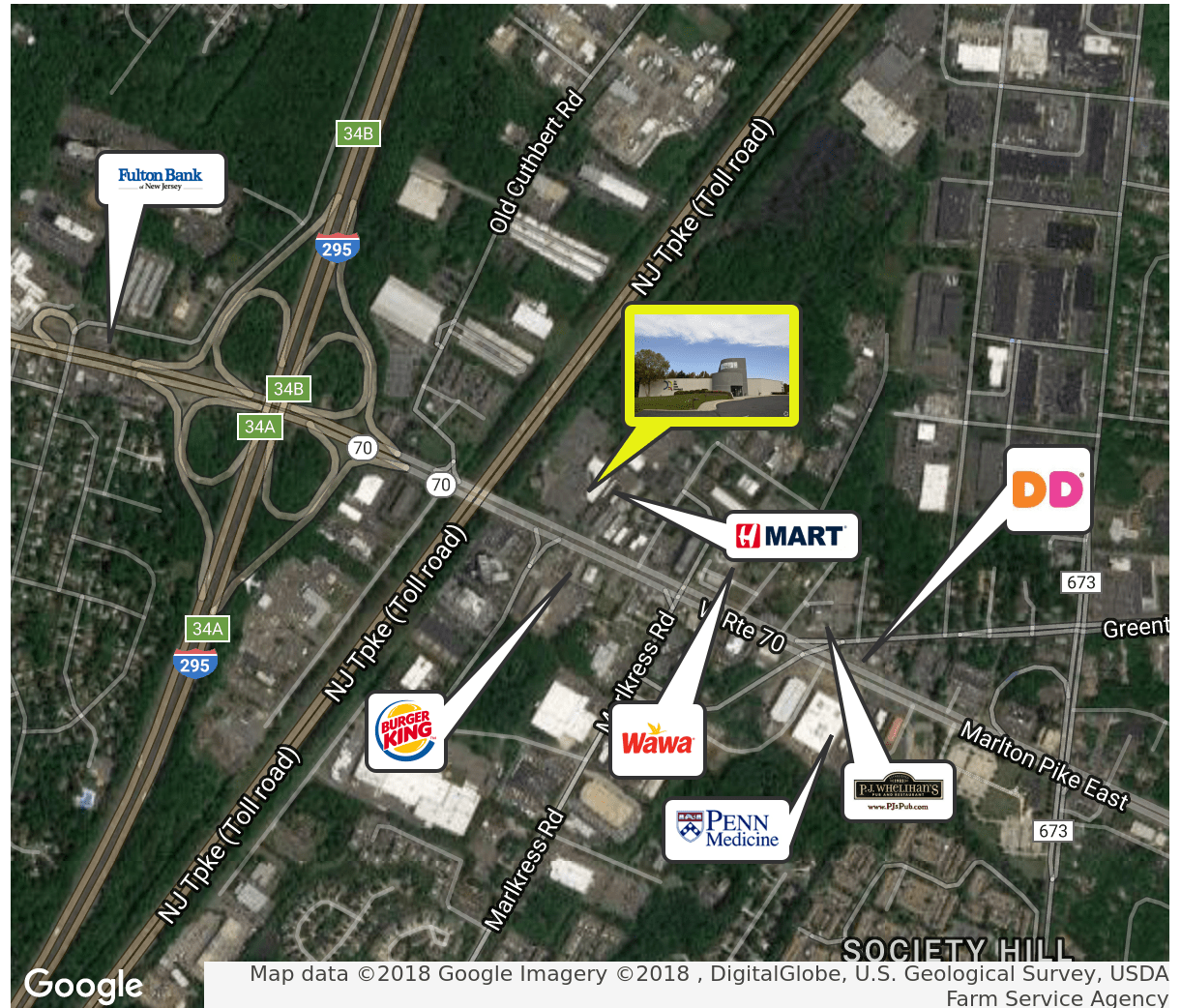


PROPERTY DESCRIPTION

Location	1720 East Route 70 Cherry Hill, NJ 08003
Size / SF Available	31,000 SF with an additional 19,000 sf expansion opportunity available
Acres	+/- 24.14
Sale Price	\$3,100,000
Signage	Pylon and building signage available
Property / Area Description	<ul style="list-style-type: none"> • Ideal headquarters/development opportunity • Property is zoned B-2 Highway Business • Excellent visibility and signage on Route 70 • Located on Route 70 in Cherry Hill and is positioned immediately off of exit 34 of I-295 • Property is within 10 miles of Center City Philadelphia • Nearby amenities include Restaurants, Hotels, Banks and The Cherry Hill Mall.

Contact Us

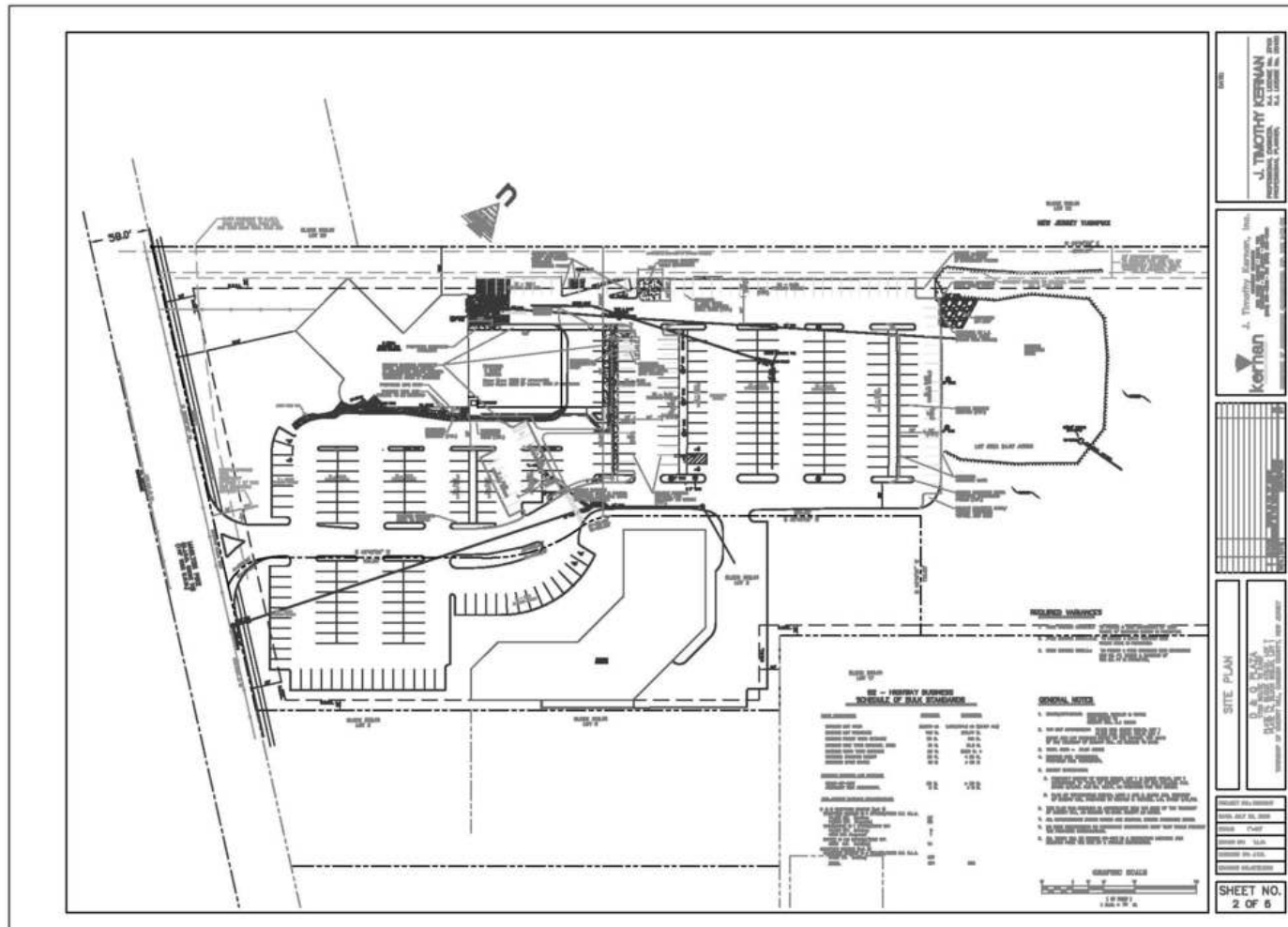
Christopher Henderson Principal & Vice President 856.857.6337 chris.henderson@wolfcre.com	Jason Wolf Managing Principal 856.857.6301 jason.wolf@wolfcre.com
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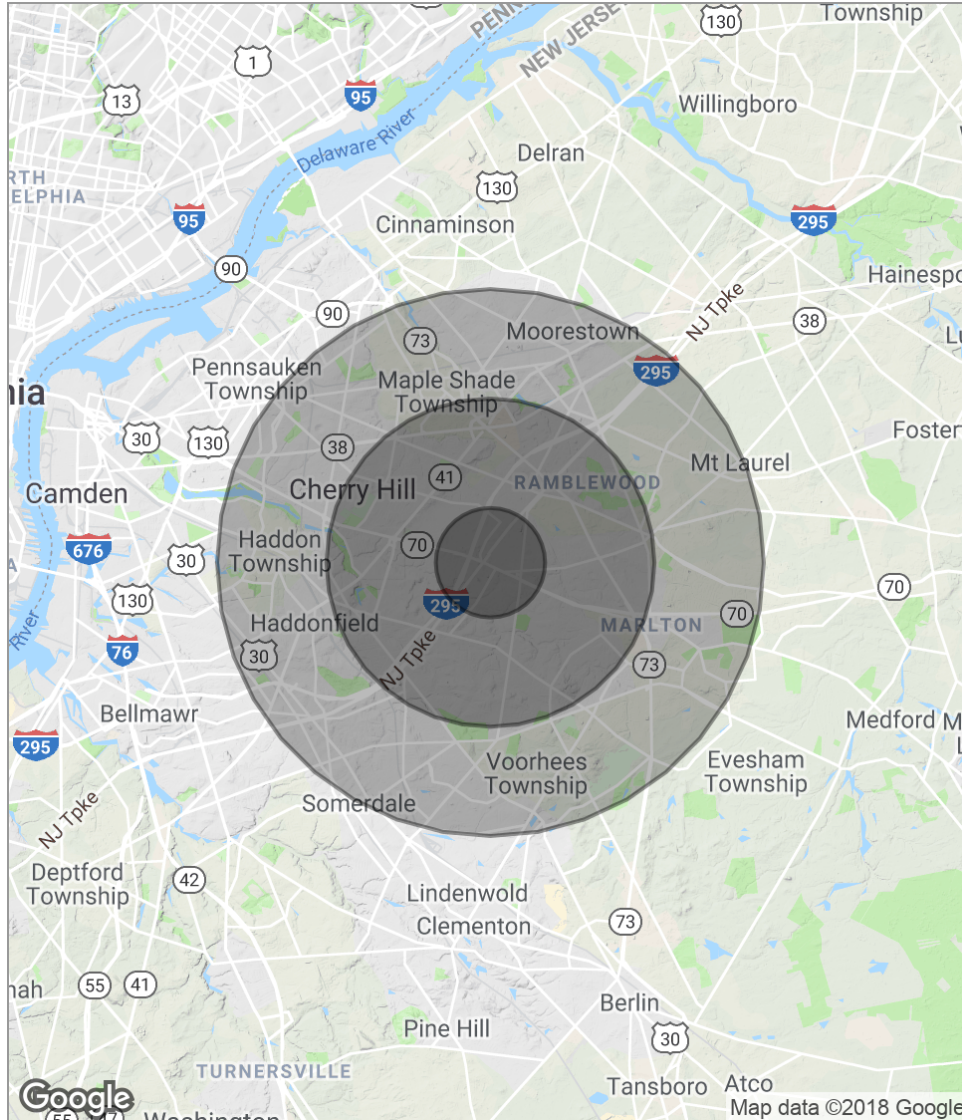
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

SITE PLAN



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,349	84,957	226,917
Median age	42.4	42.2	42.0
Median age (male)	39.2	40.6	40.5
Median age (Female)	45.4	44.2	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,010	32,502	87,970
# of persons per HH	2.8	2.6	2.6
Average HH income	\$115,933	\$104,627	\$100,480
Average house value	\$313,614	\$321,945	\$319,873

** Demographic data derived from 2010 US Census*

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