



CHERRY HILL PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE



496 NORTH KINGS HIGHWAY | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



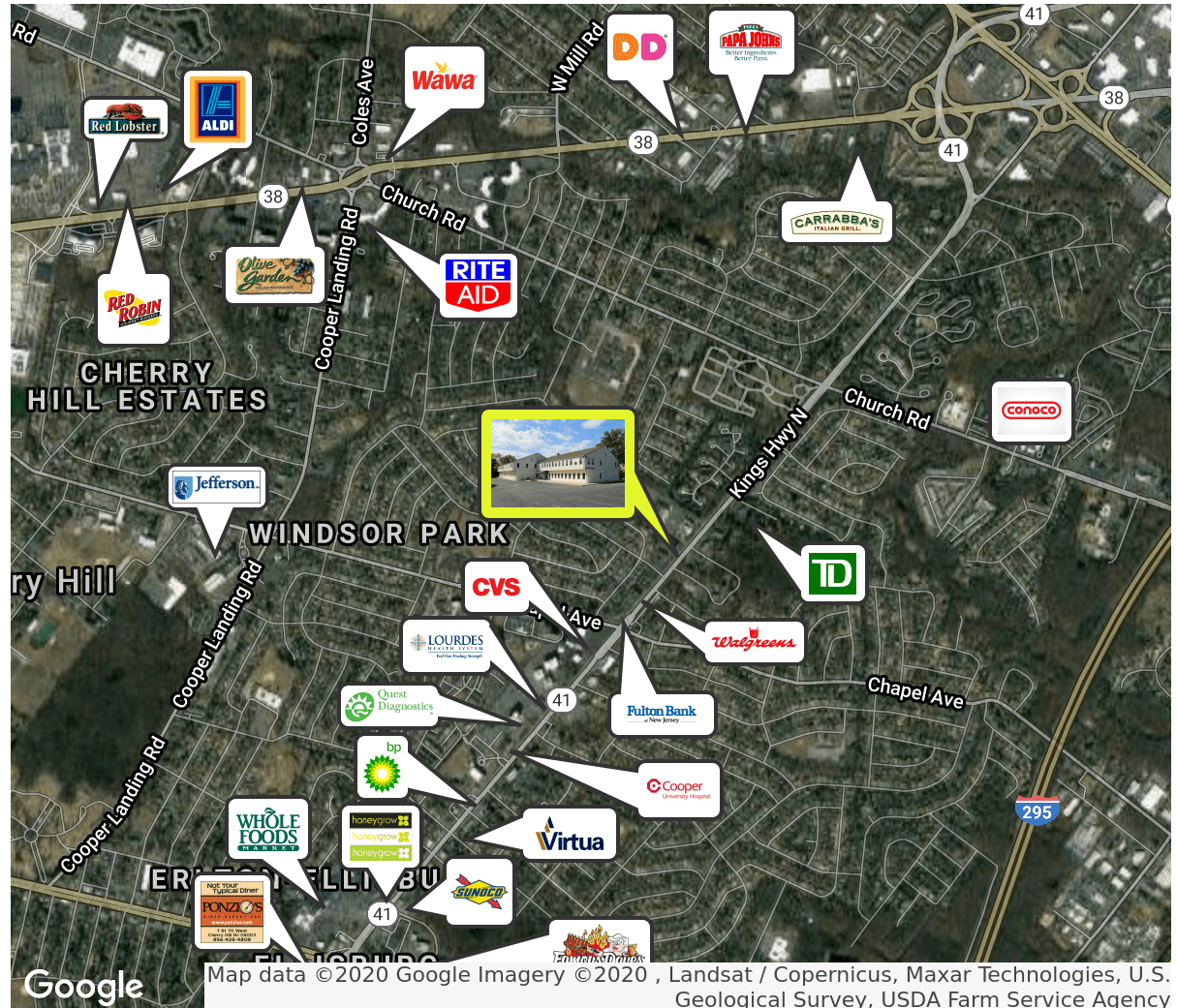
PROPERTY DESCRIPTION

- Location** 496 North Kings Highway
Cherry Hill, NJ 08034
- Size / SF Available** 1st Floor: +/- 1,053 SF & +/- 1,165 SF
2nd Floor: +/- 2,000 SF, +/- 310 SF,
+/- 325 SF, & +/- 794 SF
- Lease Price** \$19.50/SF (Full service excluding
janitorial service)
- Occupancy** Available for immediate occupancy
- Property / Area Description**
- Located in the heart of Cherry Hill on highly traveled North Kings Highway
 - Brand new Physical Therapy office +/- 6,159 SF
 - Join Family Foot and Ankle Center of South Jersey
 - Major capital improvements completed to the building
 - Shared conference room available
 - Large cafeteria available for all tenants
 - Elevator on site
 - Excellent Parking

Contact Us

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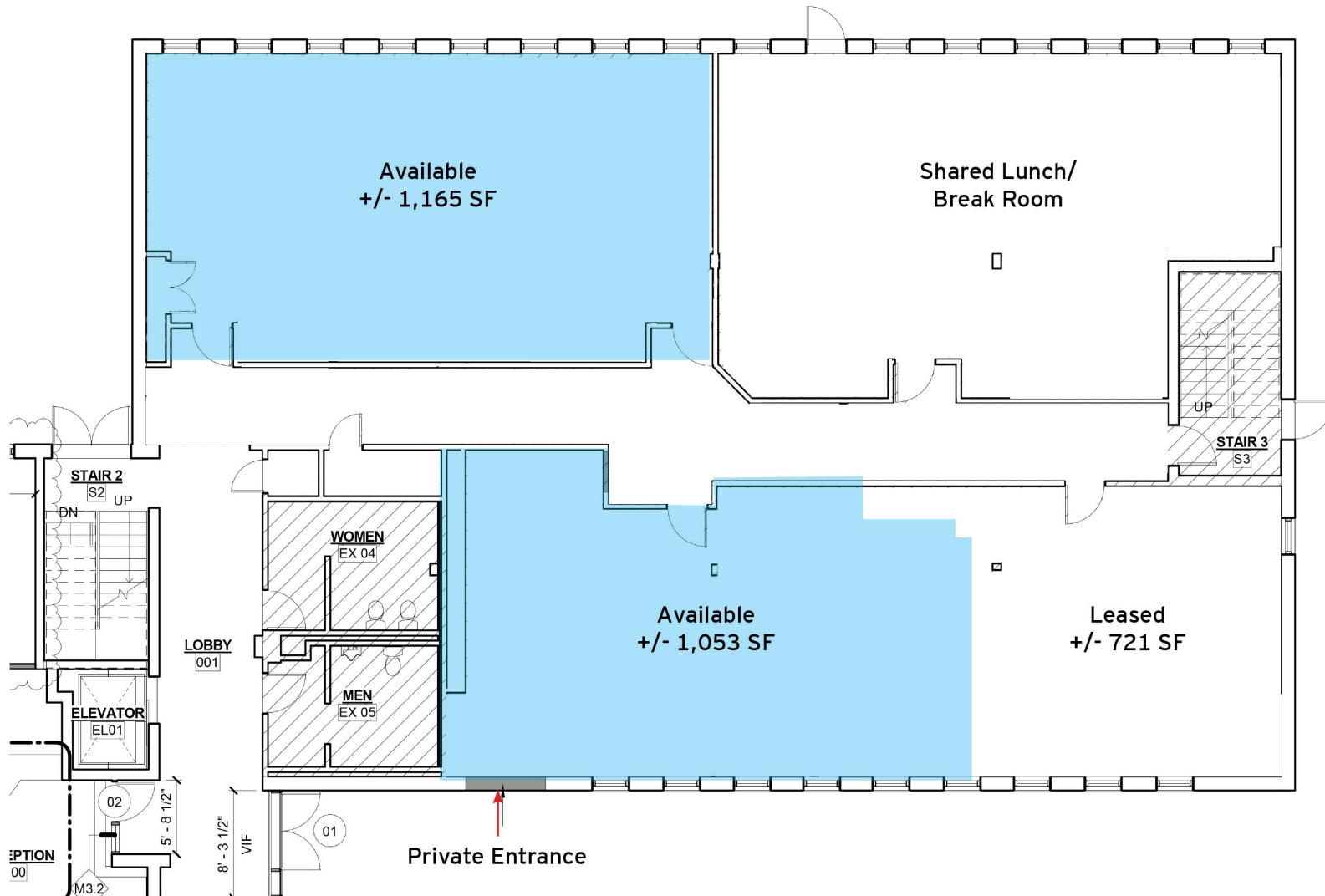
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ADDITIONAL PHOTOS



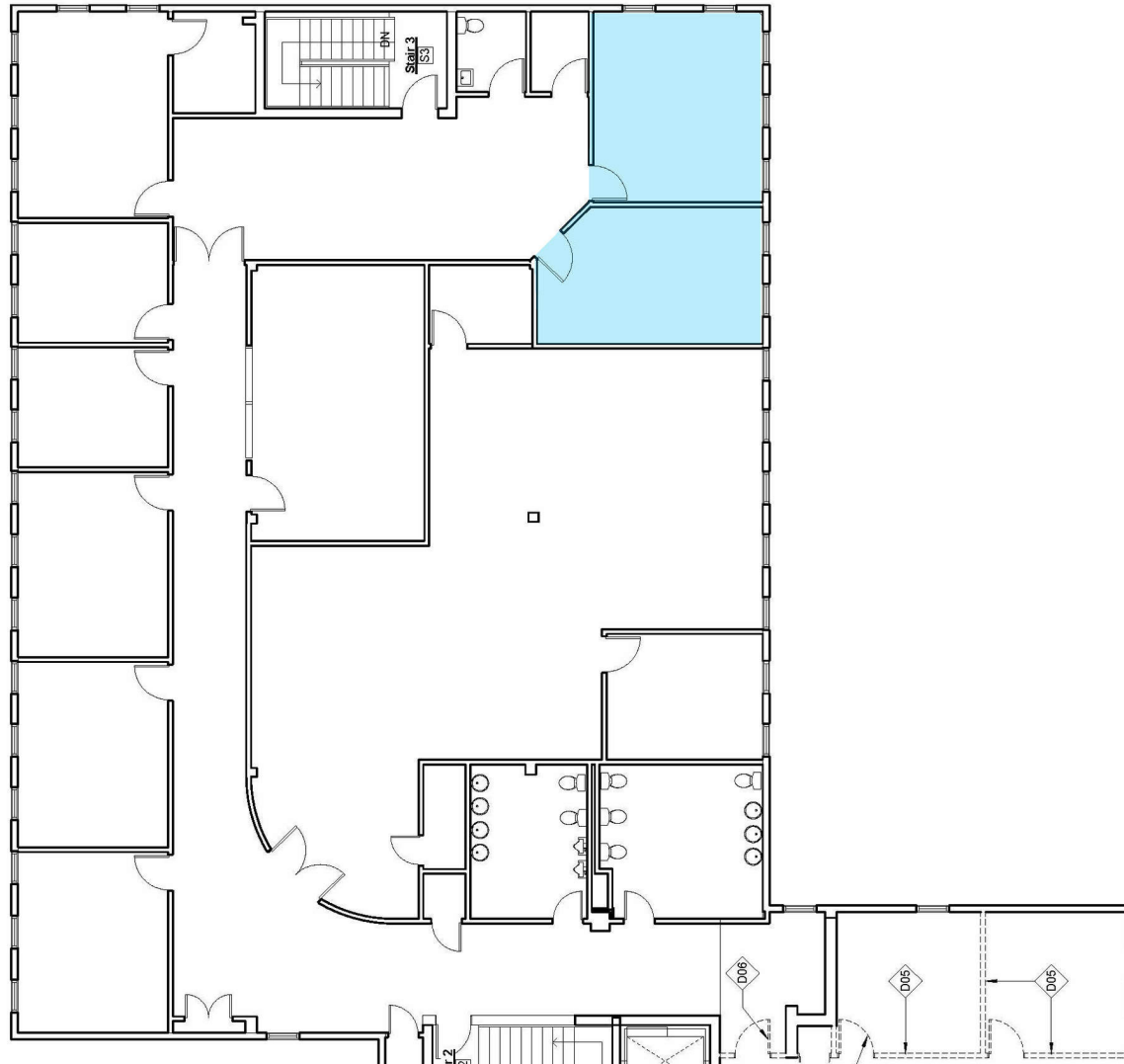
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1ST FLOOR PLAN - +/- 1,053 SF & +/- 1,165 SF



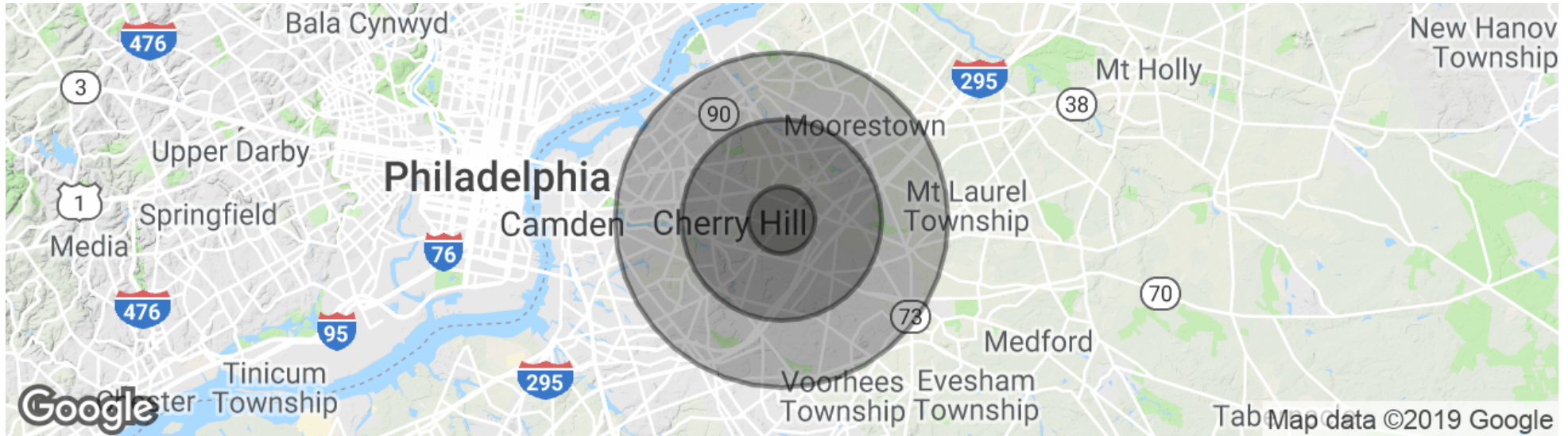
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2ND FLOOR PLAN - SUITE 230 - 794 SF



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 13,292 | 88,746 | 240,659 |
| Median age | 44.4 | 41.7 | 41.4 |
| Median age (Male) | 41.8 | 39.8 | 39.8 |
| Median age (Female) | 47.6 | 43.8 | 43.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,248 | 35,290 | 92,353 |
| # of persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH income | \$88,092 | \$86,366 | \$97,657 |
| Average house value | \$288,535 | \$290,603 | \$298,547 |

** Demographic data derived from 2010 US Census*



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