



## CHERRY HILL PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE



496 NORTH KINGS HIGHWAY | CHERRY HILL, NJ



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



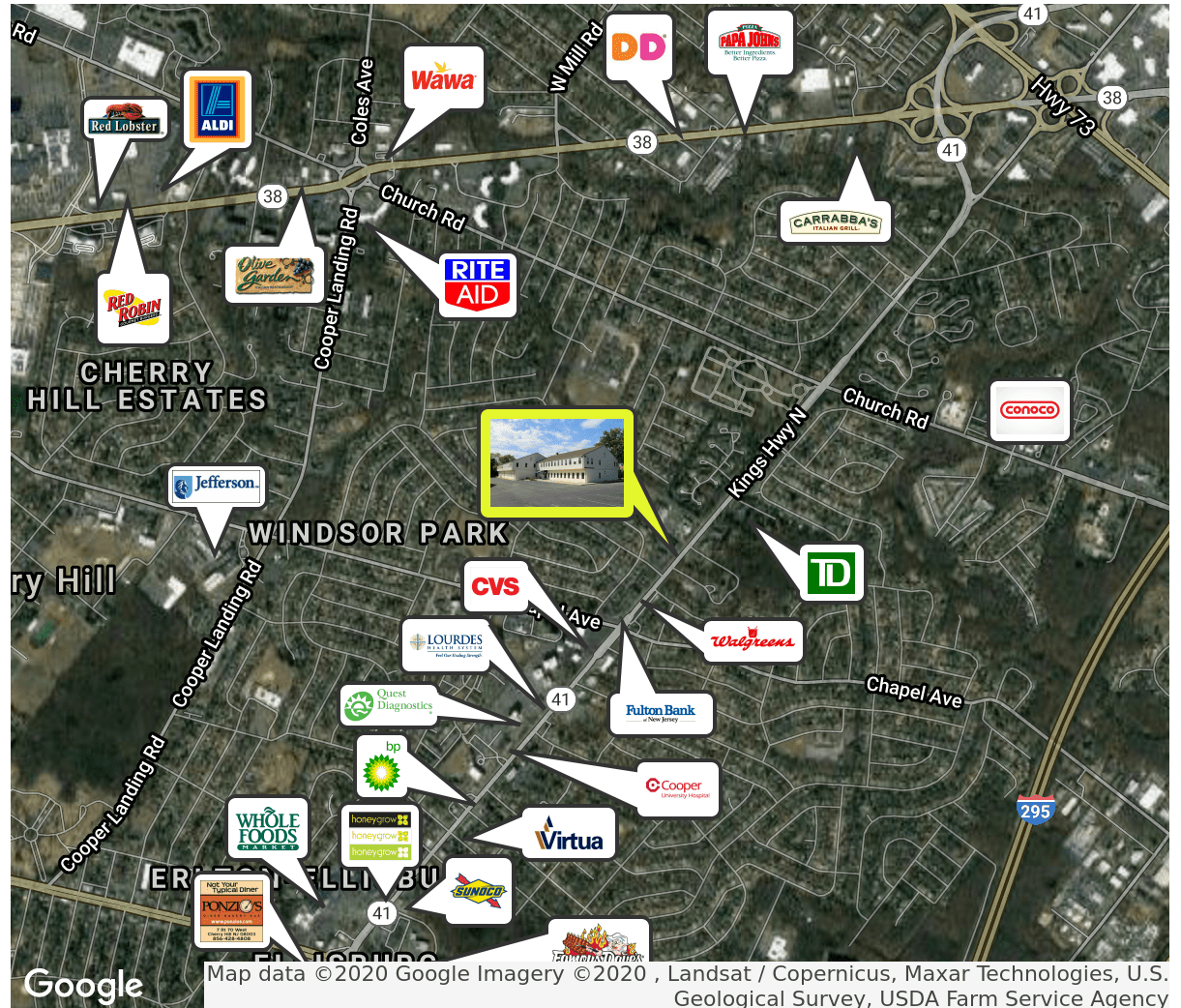
## PROPERTY DESCRIPTION

- Location** 496 North Kings Highway  
Cherry Hill, NJ 08034
- Size / SF Available** **1st Floor:** Suite 130 - +/- 1,002 SF & Suite 140 - +/- 1,195 SF
- 2nd Floor:** Suite 220 +/- 1,843 SF, Suite 220E 198 SF, Suite 220F +/- 198 SF, Suite 230 - 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

Tamara "Tammi" Coppinger  
Director of Operations &  
Executive Property Manager  
856.803.0343  
tammi.coppinger@wolfcre.com

Mike Scanzano  
Senior Advisor  
856.465.6637  
mike.scanzano@wolfcre.com



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.

follow us:    

ADDITIONAL PHOTOS



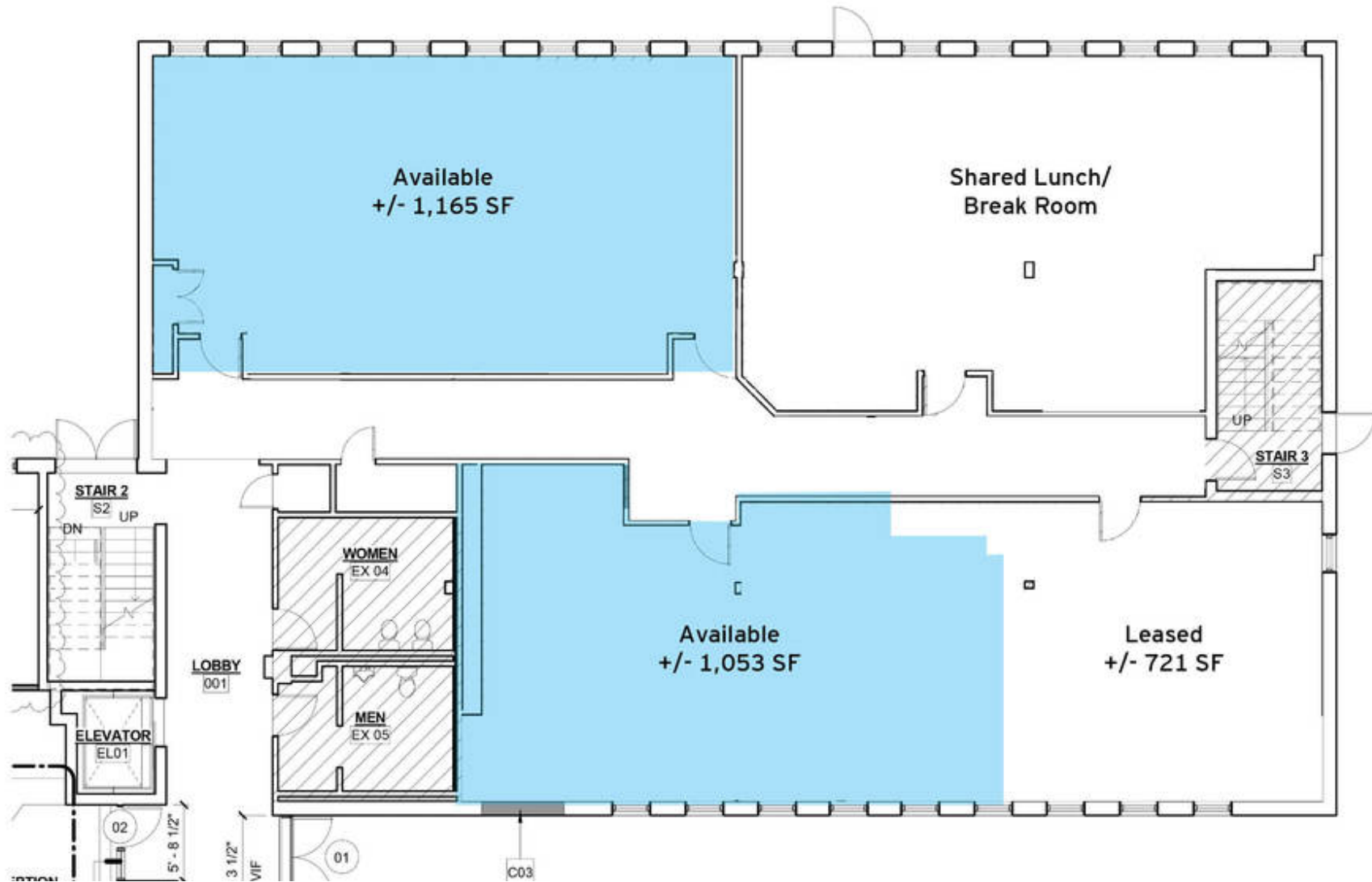
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



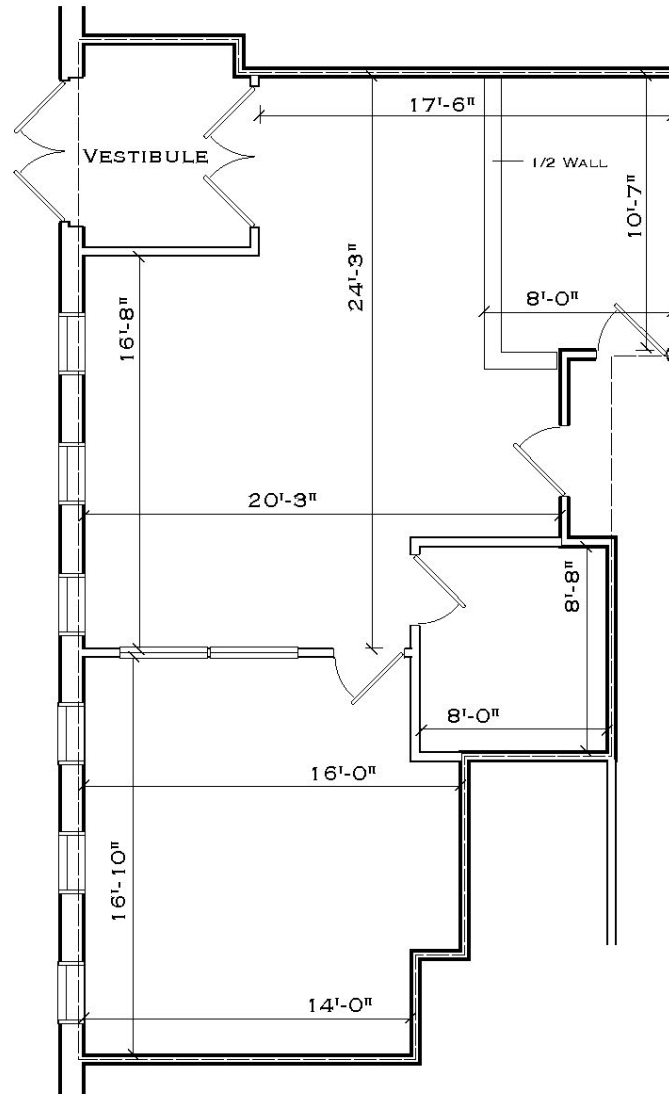
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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

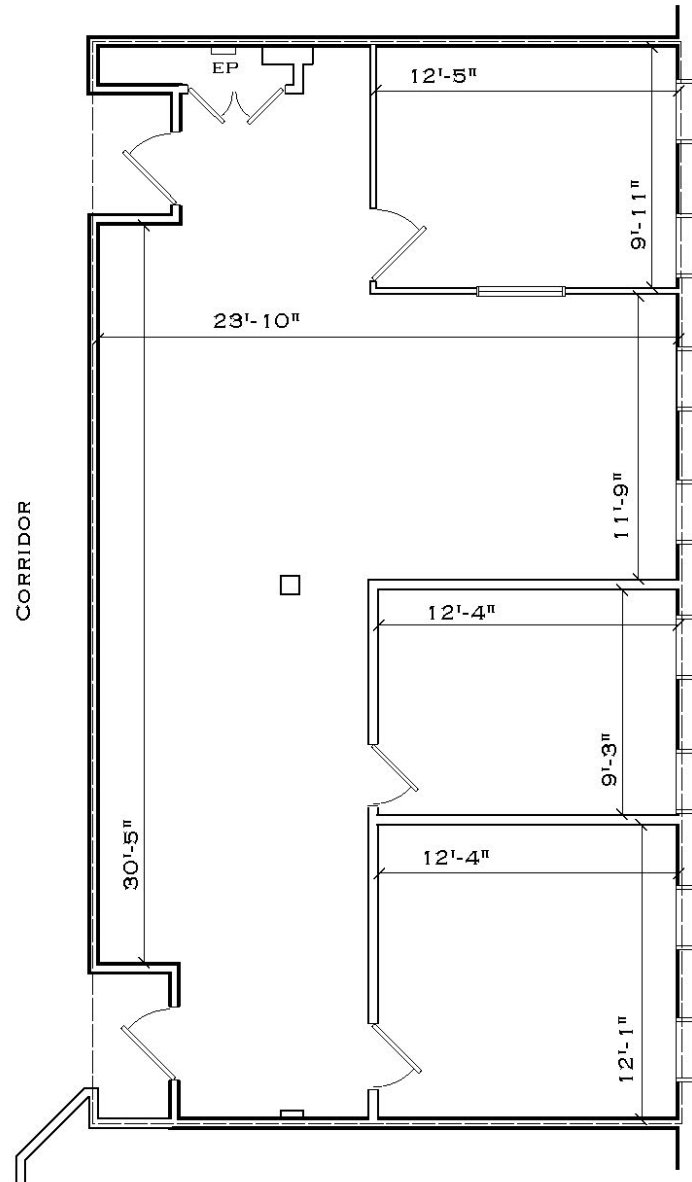


The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

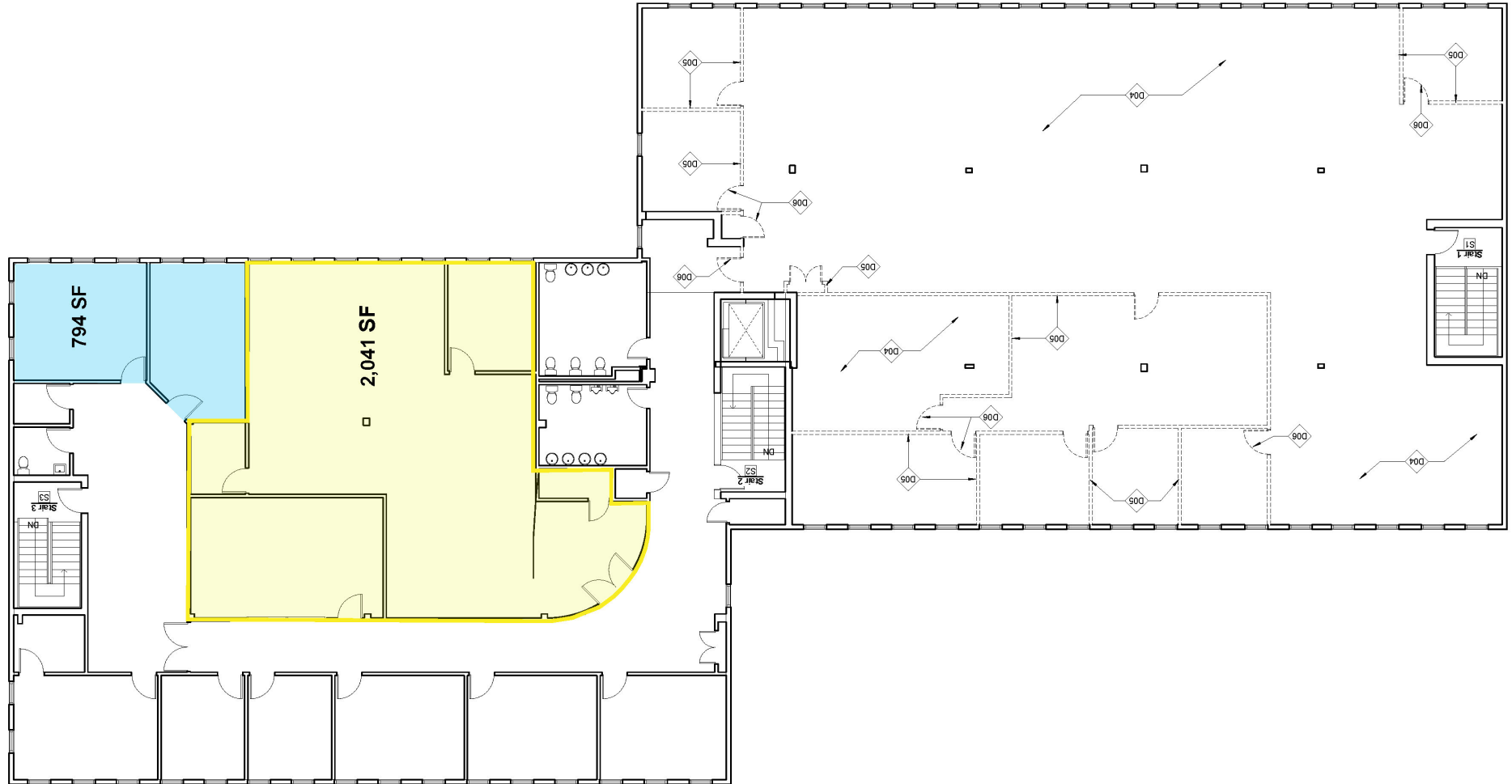
SUITE 130 - 1,002 SF



SUITE 140 - 1,195 SF



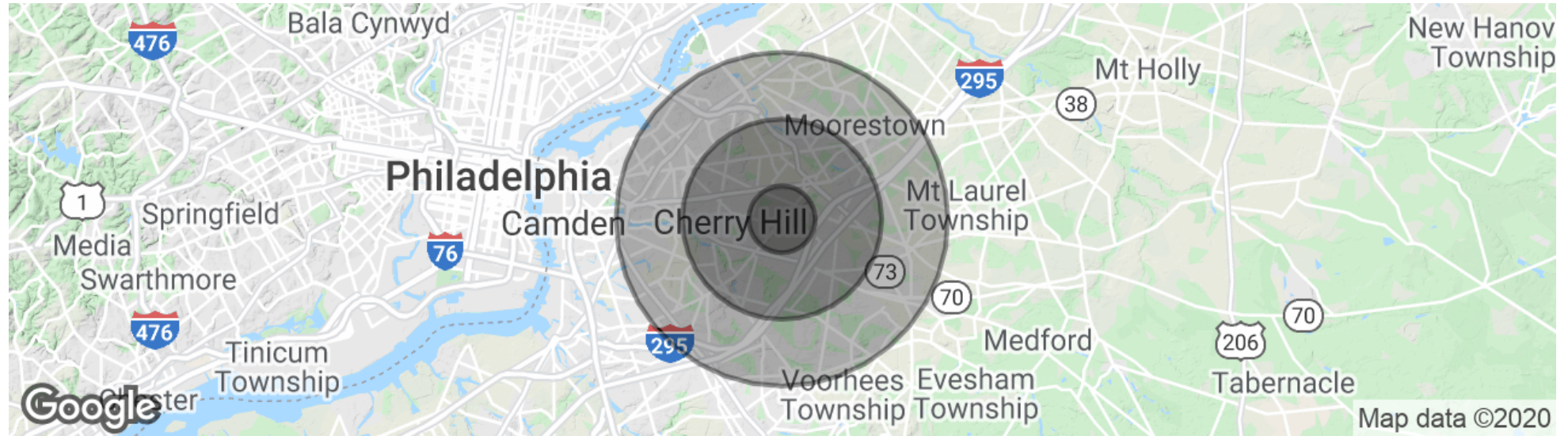
## FLOOR PLANS - 794 SF & 2,041 SF



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 & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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



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.