



CHERRY HILL PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE



496 NORTH KINGS HIGHWAY | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



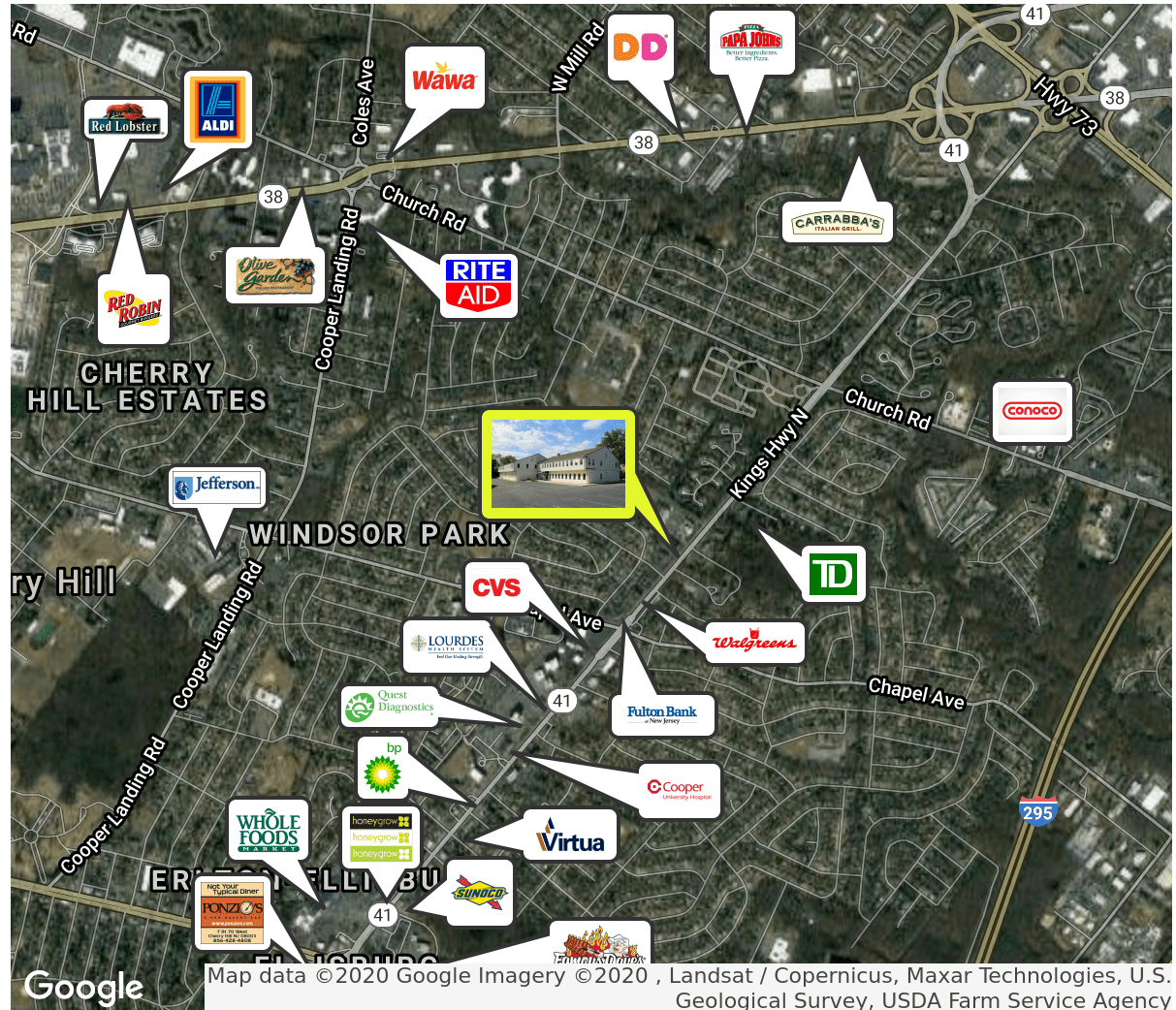
PROPERTY DESCRIPTION

- Location** 496 North Kings Highway
Cherry Hill, NJ 08034
- Size / SF Available** **1st Floor:** 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

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ADDITIONAL PHOTOS



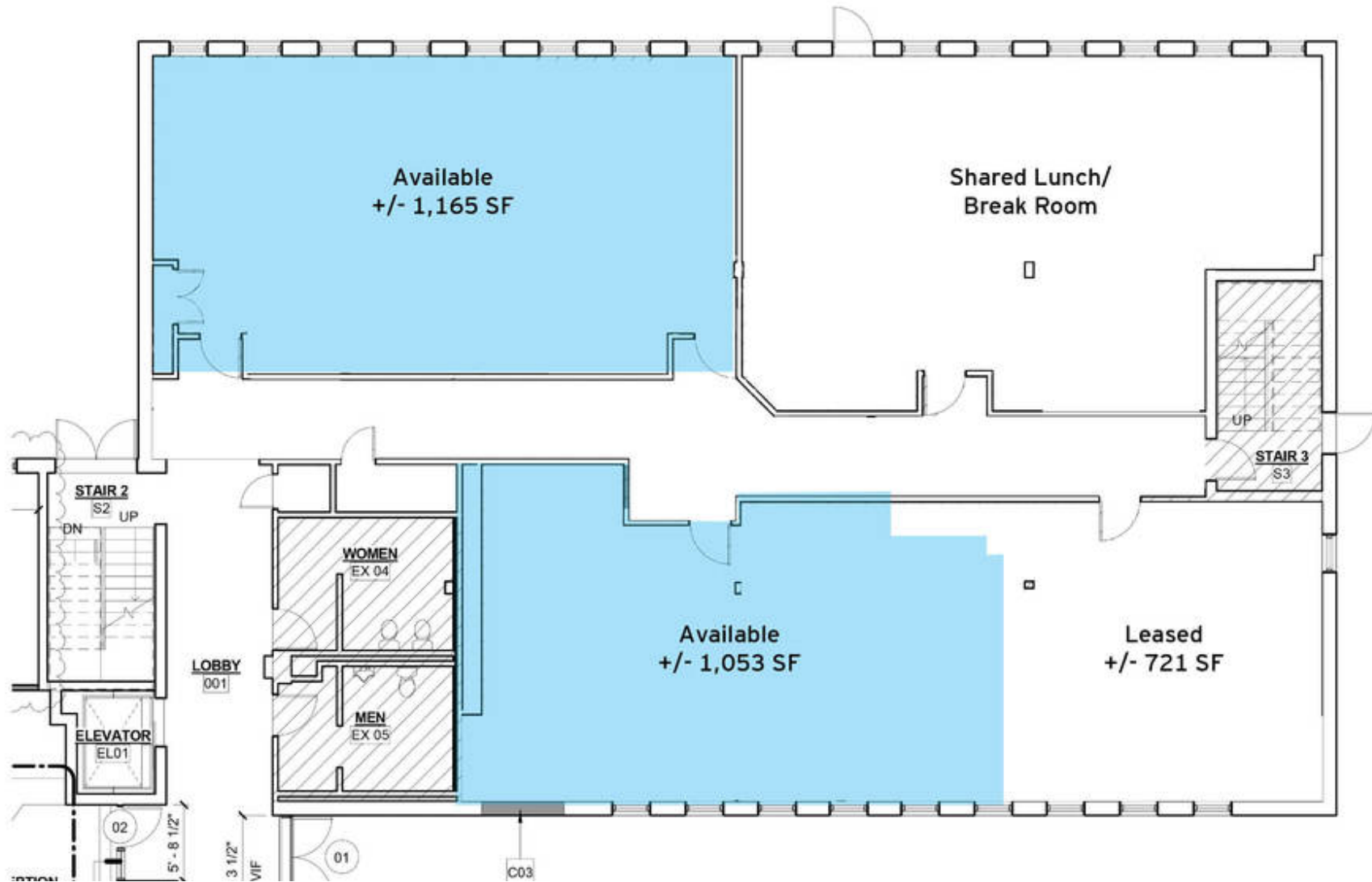
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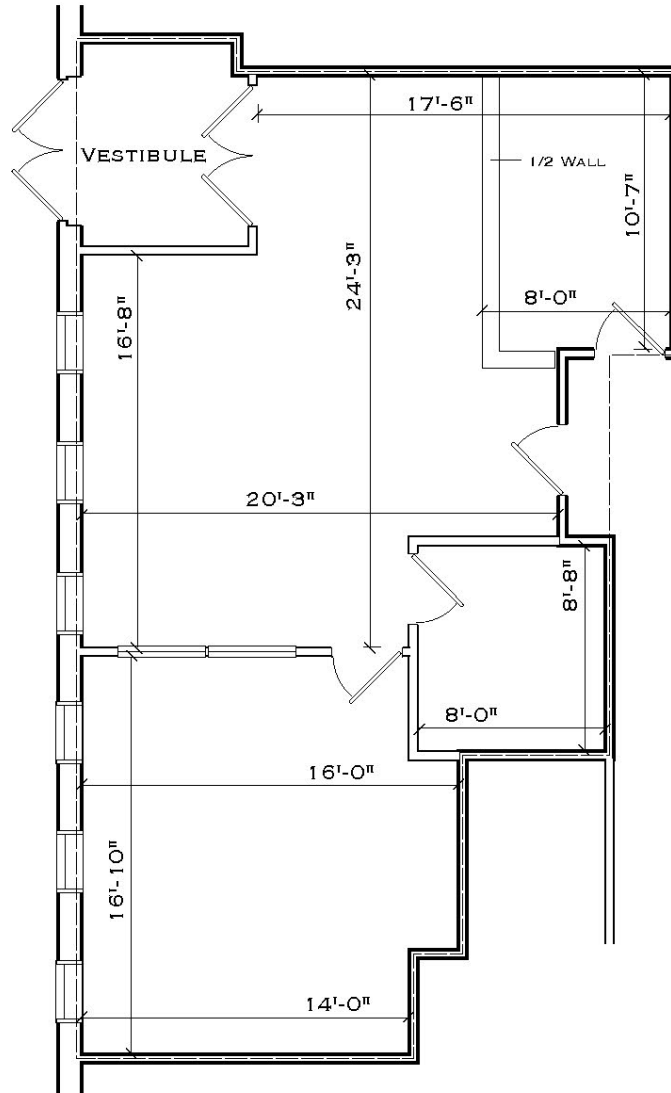
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1ST FLOOR PLAN - +/- 1,053 SF & +/- 1,165 SF

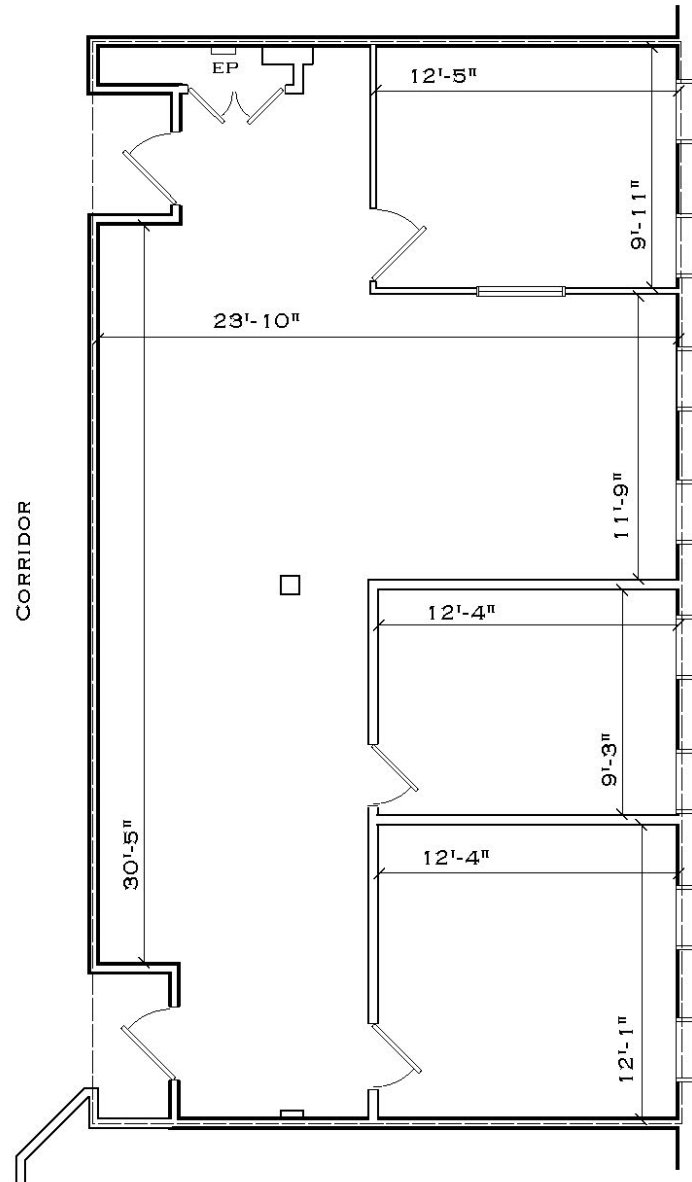


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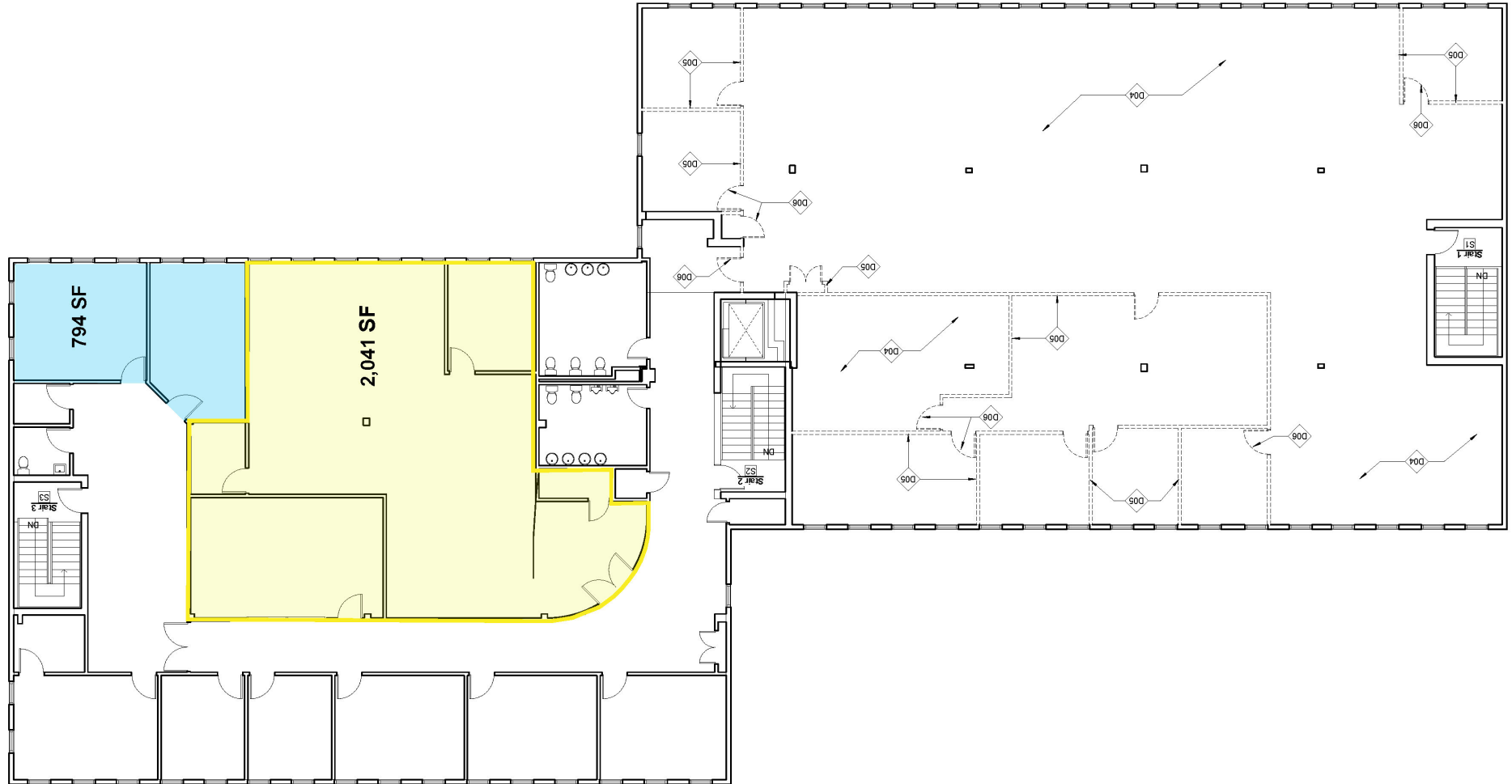
SUITE 130 - 1,002 SF



SUITE 140 - 1,195 SF

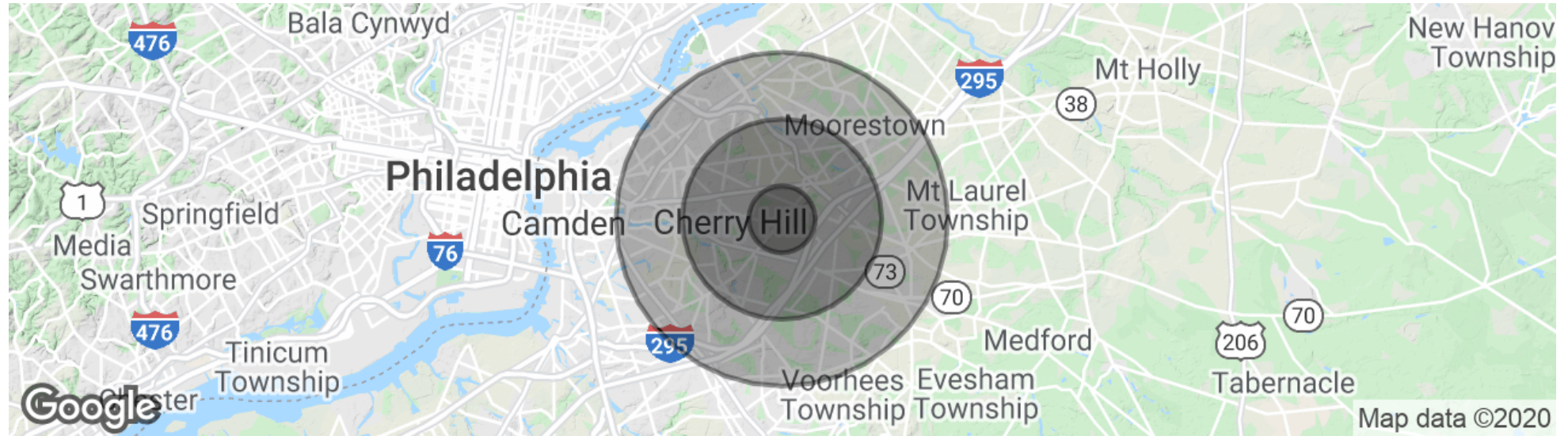


FLOOR PLANS - 794 SF & 2,041 SF



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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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