



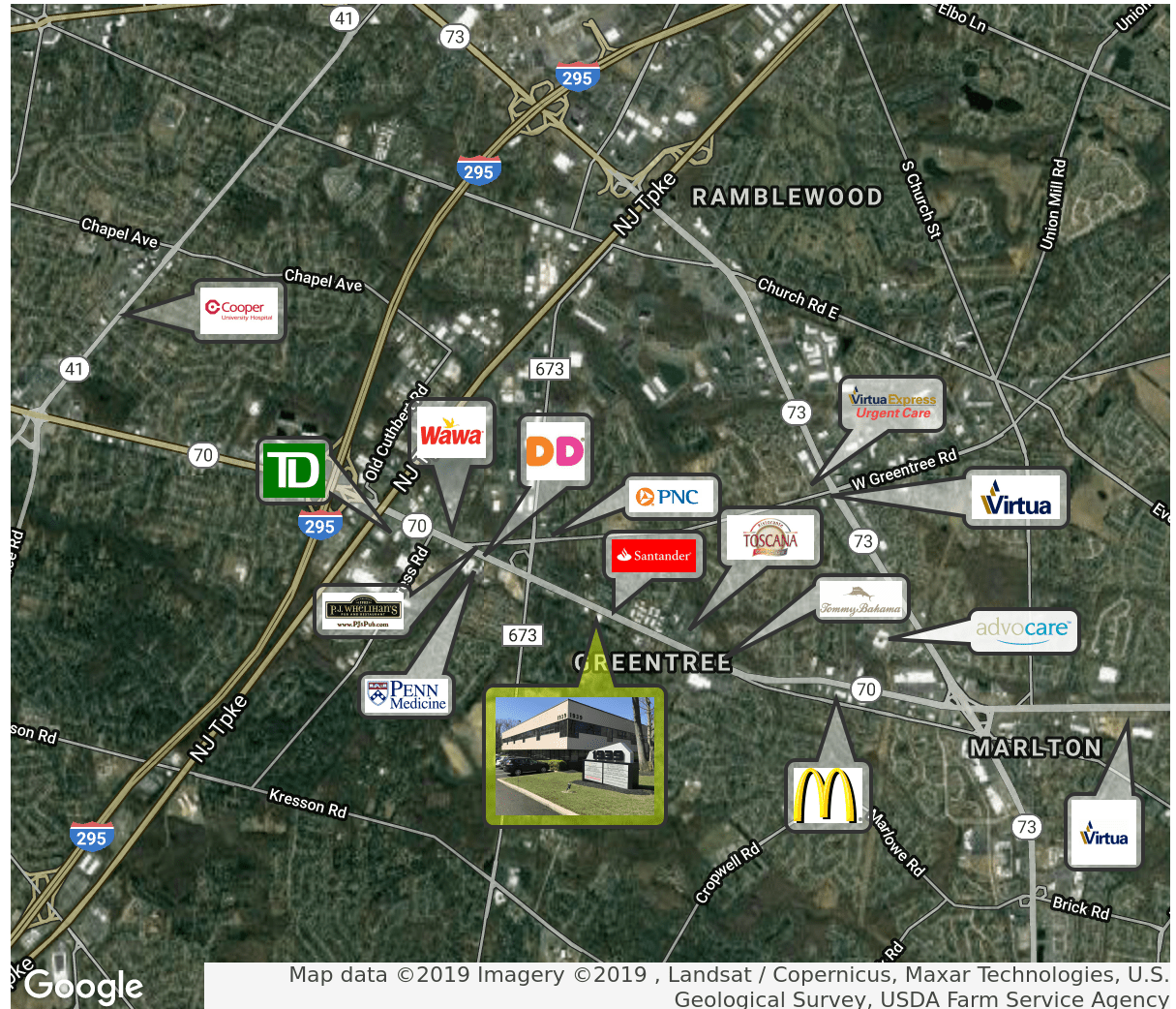
1939 ROUTE 70 EAST | CHERRY HILL, NJ

PROPERTY DESCRIPTION

Location	1939 Route 70 East Cherry Hill, NJ 08003
Size / SF Available	4,200 SF
Lease Price	\$21.00/SF (Full Service)
Signage	Signage available on Route 70
Property / Area Description	<ul style="list-style-type: none"> Fully fit-out +/-4,200 SF medical office suite available for lease Excellent parking ratio Elevator serviced building Accessible from I-295, New Jersey Turnpike and Route 73 Located along Route 70 (Marlton Pike) in Cherry Hill's Central Business District Convenient access to area shopping, hotels, and restaurants Within close proximity to all local health systems Well located multi-tenanted office building with on-site ownership and local management

Contact Us

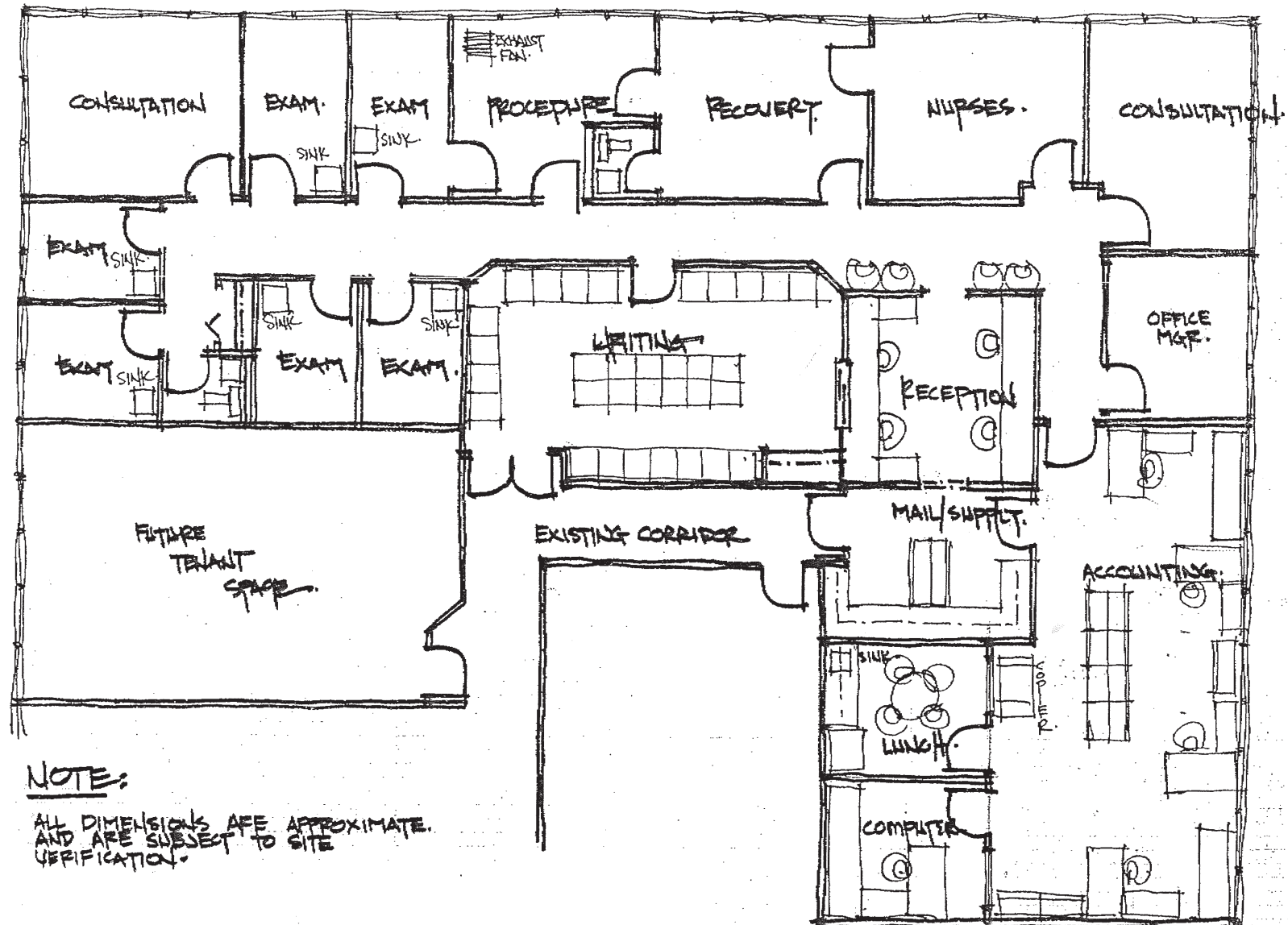
Ryan Barikian Senior Associate 856.857.6307 ryan.barikian@wolfcre.com	Jason Wolf Managing Principal 856.857.6301 jason.wolf@wolfcre.com
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FLOOR PLAN

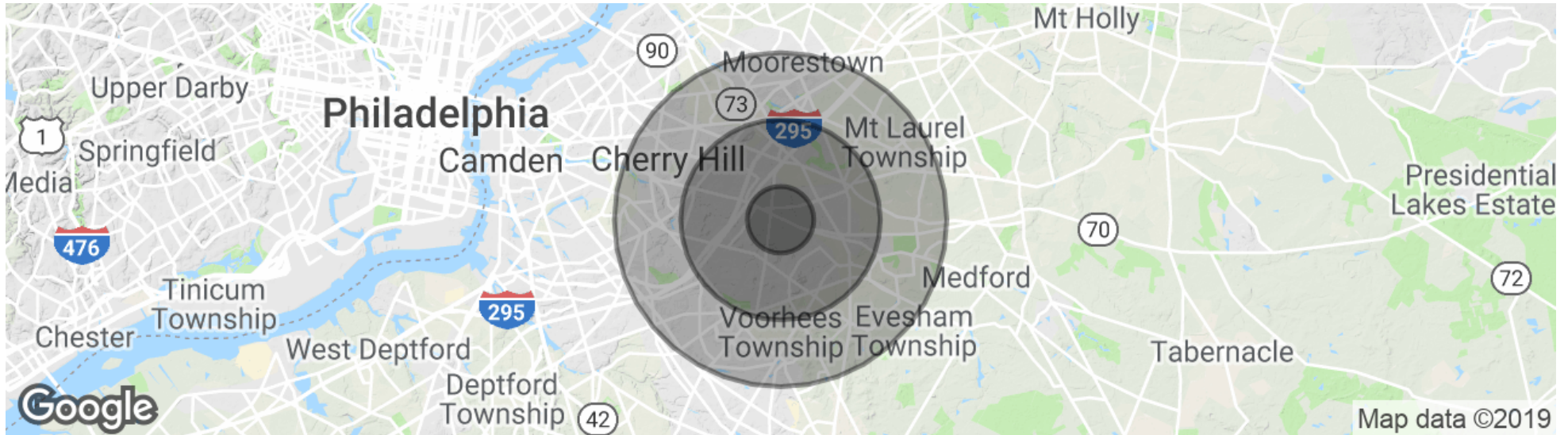


NOTE:

ALL DIMENSIONS ARE APPROXIMATE.
AND ARE SUBJECT TO SITE
VERIFICATION.

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,411	76,692	215,186
Median age	42.0	42.6	42.0
Median age (Male)	40.4	41.1	40.4
Median age (Female)	43.6	44.4	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,936	28,298	82,755
# of persons per HH	2.9	2.7	2.6
Average HH income	\$125,060	\$116,204	\$102,269
Average house value	\$341,708	\$340,796	\$333,368

* Demographic data derived from 2010 US Census



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