



35,000 SF MULTI-PURPOSE PROPERTY AVAILABLE FOR SALE



1432 MARLTON PIKE EAST | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DETAILS & HIGHLIGHTS

| | |
|------------------|---|
| Property Address | 1432 Marlton Pike East, Cherry Hill, NJ |
| Available SF | 35,000 SF |
| Lot Size | 2.9 Acres |
| Sale Price | \$3,300,000 |
| Lease Price | \$13.00/SF NNN |
| Signage | Building and pylon signage available |

- 35,000 SF Multi-Purpose Property Available for Sale
- Multi-purposed fitness/recreation property located in the heart of the Cherry Hill Business District on Route 70
- Zoned Highway Business 2
- Situated on 2.9 Acres
- Operational fitness center
- Located just off of Exit 34 from I-295
- Location is surrounded by some of the region's most prestigious retail, health care providers and professional office users
- Well maintained and landscaped property located in a densely populated area

Contact Us

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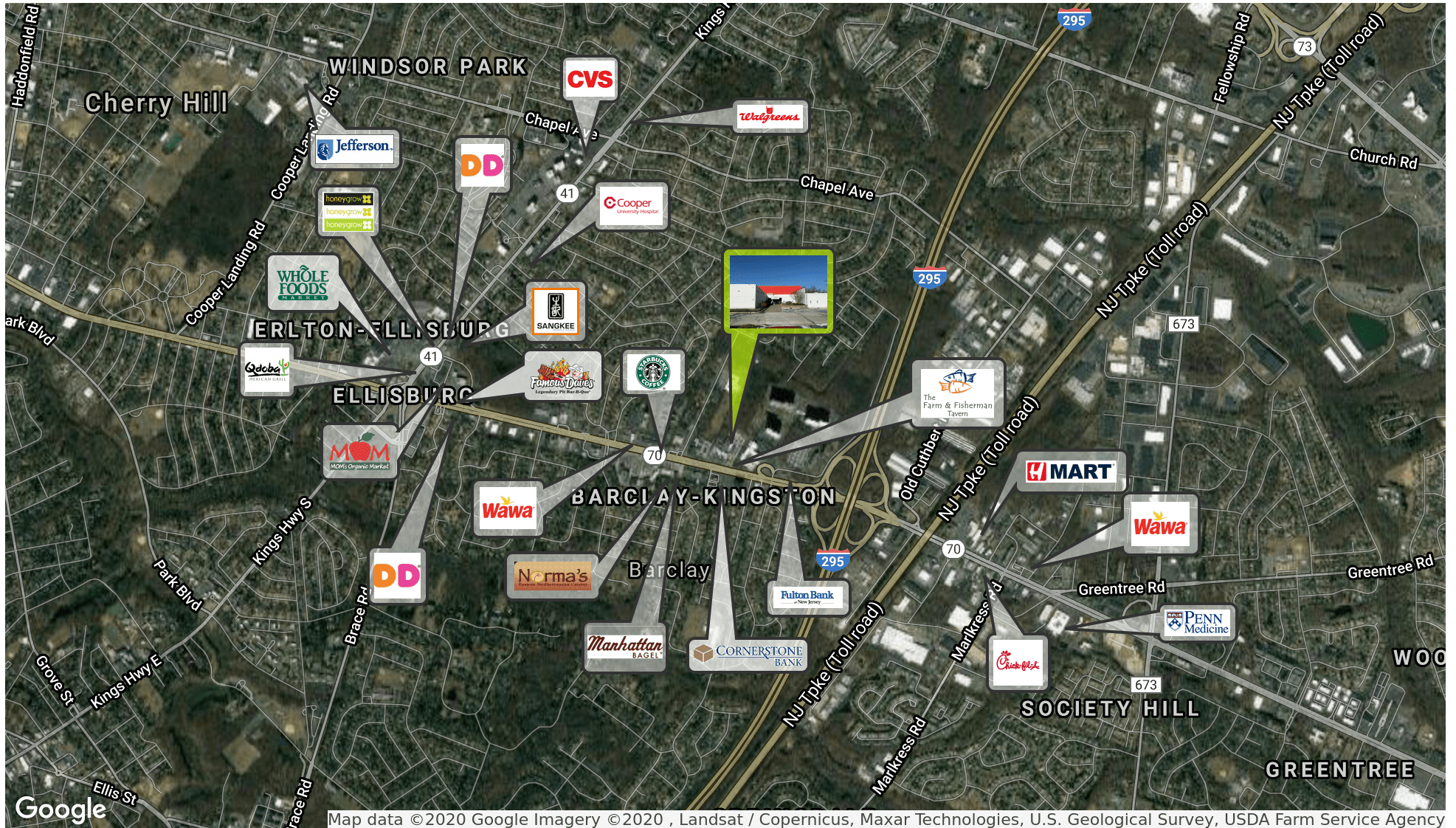
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- Entrance on/off of Route 70
- 30' Ceiling height in main
- Fitness open area
- Ancillary training rooms, multiple offices, two lane salt water pool
- Updated Locker rooms and Showers
- Abundant Parking
- Directly behind Farm and Fisherman
- Located near retail and office parks

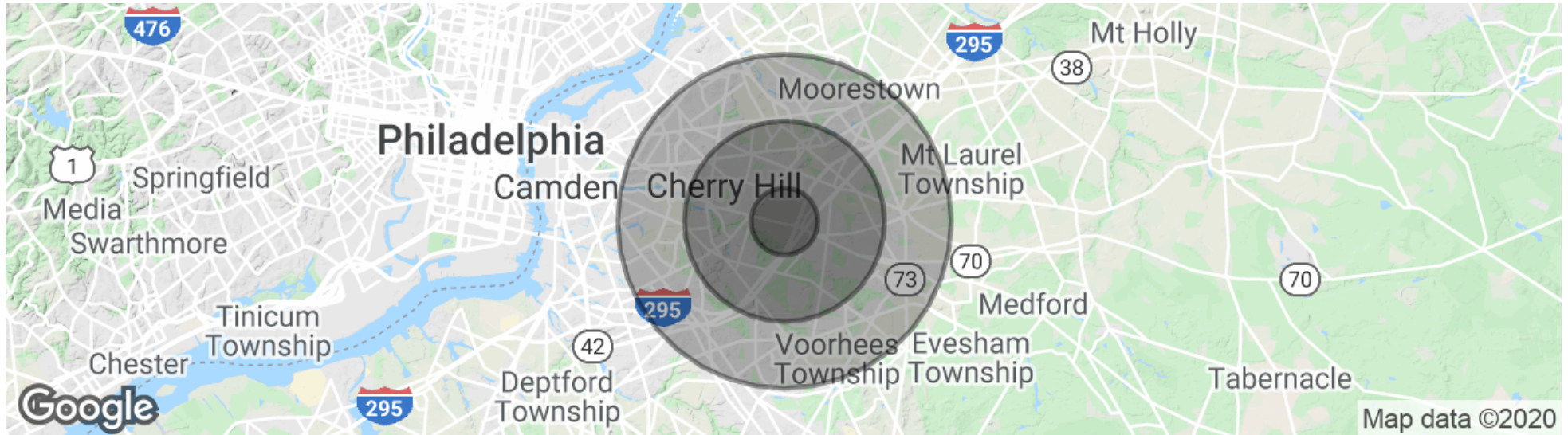
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 9,633 | 90,094 | 241,085 |
| Median age | 43.2 | 41.8 | 41.6 |
| Median age (Male) | 39.7 | 40.1 | 40.1 |
| Median age (Female) | 46.6 | 43.7 | 43.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,474 | 34,969 | 94,606 |
| # of persons per HH | 2.8 | 2.6 | 2.5 |
| Average HH income | \$102,199 | \$96,664 | \$97,035 |
| Average house value | \$308,813 | \$312,796 | \$309,375 |

* Demographic data derived from 2010 US Census



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