

OPPORTUNITY FOR UP TO 45K SF IN THE HEART OF CHERRY HILL



**UNDER NEW
OWNERSHIP &
MANAGEMENT!**



Barclay Farms Shopping Center
1409 Marlton Pike
Cherry Hill, NJ 08034

CONTACT:

Eric Flocco
Vice President
609.790.6940
Eric.Flocco@wolfcre.com

Jason Wolf
Managing Principal
215.588.8800
Jason.Wolf@wolfcre.com



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1409 Marlton Pike
Cherry Hill, NJ 08034

- Size/SF:**
- +/- 1,882 SF Inline
 - Three 2nd Floor Office/Storage Suites:
 - Suite 5: 921 SF
 - Suite 200: 1,722 SF
 - Suite 270: 876 SF
 - **Redevelopment Area:**
 - Multiple pad site opportunities
 - Big Box Opportunity up to +/- 45,000 SF inline expansion for large retailer or medical user

Lease Price: Call for information

Signage: Route 70 pylon signage

PROPERTY HIGHLIGHTS

- Ideal for retail, restaurants, supermarket, medical, office, childcare centers & other institutions
- Capital improvements coming soon include:
 - Facade renovation
 - New tenant monument signage along Route 70
 - Improved landscaping
 - Parking lot upgrades



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.

LOCATION HIGHLIGHTS

- Located in the heart of the Cherry Hill Business District
- Situated directly off Route 70 with +/-56,000 Vehicles Per Day (VPD)
- Easy access to the following major roadways/highways:

Kings Hwy – 30,434 VPD / .77 Miles

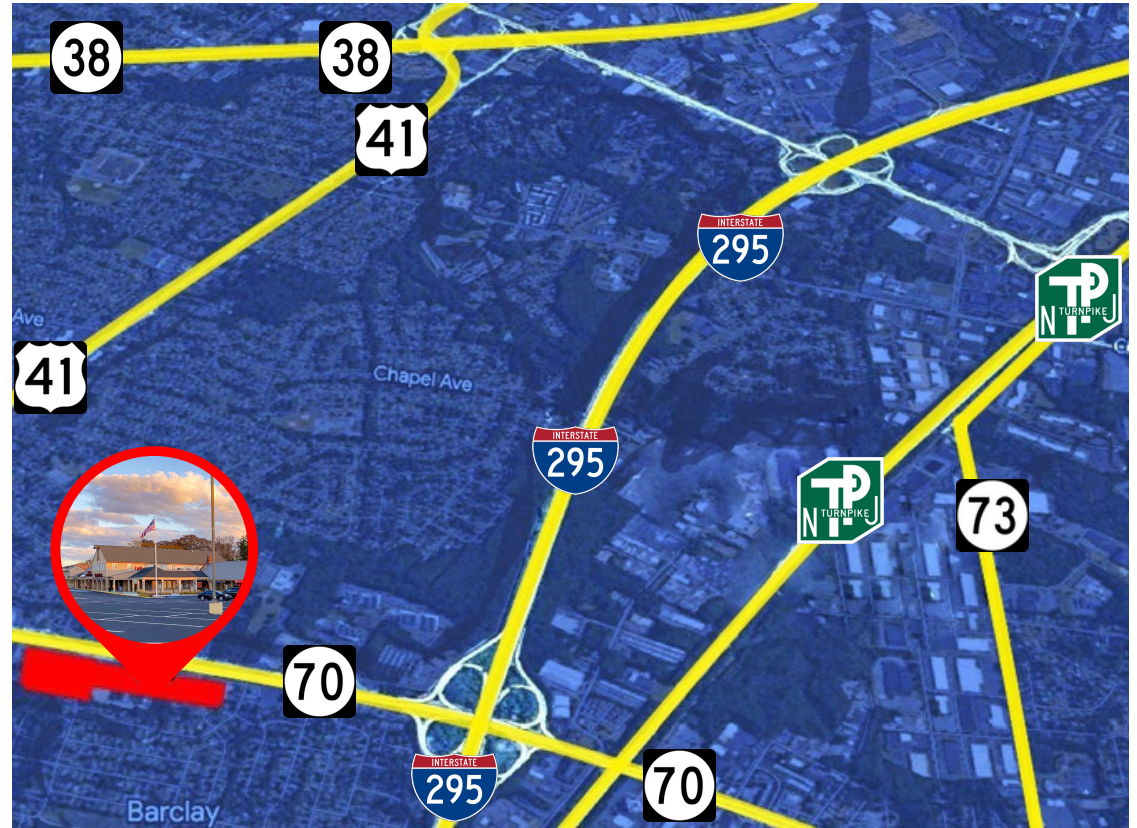
Route 38 – 54,000 VPD / 4.3 Miles

NJ Turnpike – 5 Miles

I-295 – 99,000 VPD / 9.5 Miles

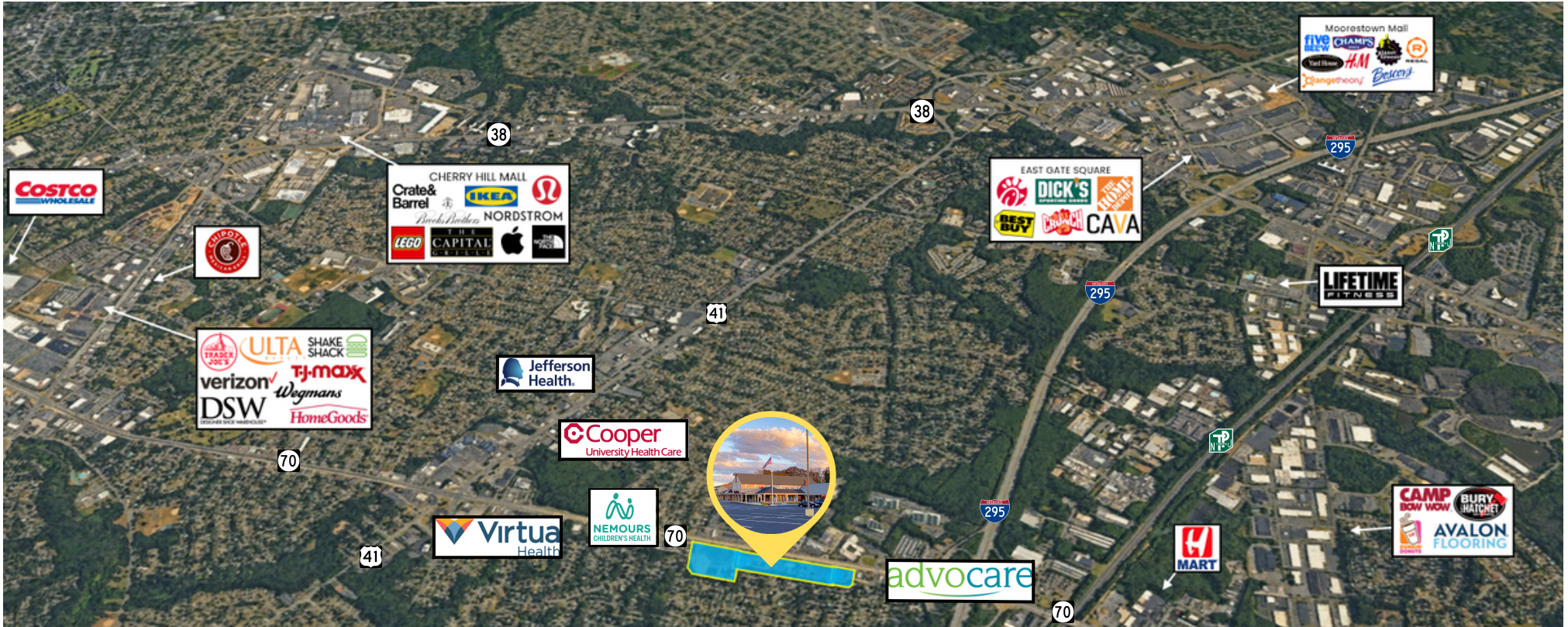
DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	9,393	93,849	280,235
HOUSEHOLDS	3,688	37,413	111,341
AVG. HH INCOME	\$128,985	\$129,123	\$120,641
DAYTIME EMPLOYEE POPULATION	10,667	81,656	168,176



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.

RETAILER MAP



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.