

45K DEVELOPMENT OPPORTUNITY & 5,000 SF INLINE RETAIL SPACES AVAILABLE

UNDER NEW
OWNERSHIP &
MANAGEMENT!



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

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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1409 Marlton Pike
Cherry Hill, NJ 08034

- Size/SF:**
- **Retail Spaces:**
 - 5,000 SF
 - **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

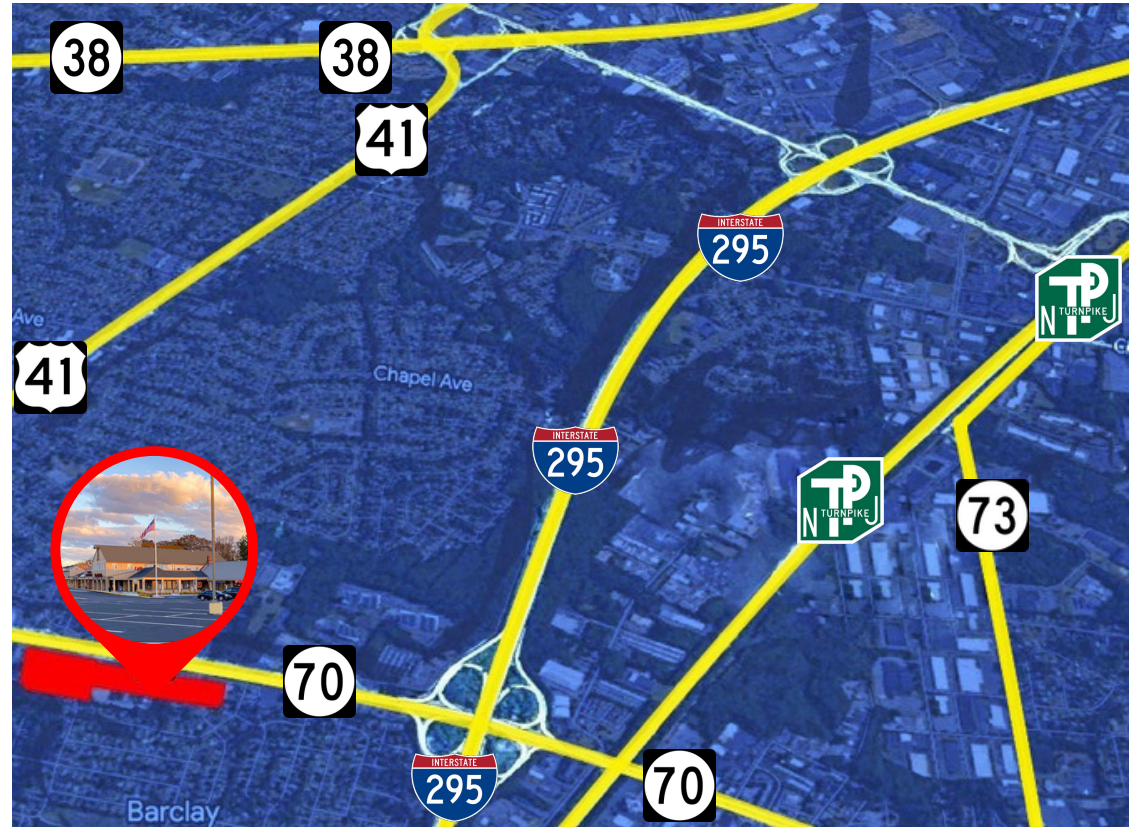
Route 38 – 54,000 VPD / 4.3 Miles

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



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RETAILER MAP



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