

# 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**

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**Wolf Commercial Real Estate**  
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## PROPERTY DESCRIPTION

**Location:** 1409 Marlton Pike  
Cherry Hill, NJ 08034

**Size/SF:**

- +/- 1,882 SF Inline
- **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

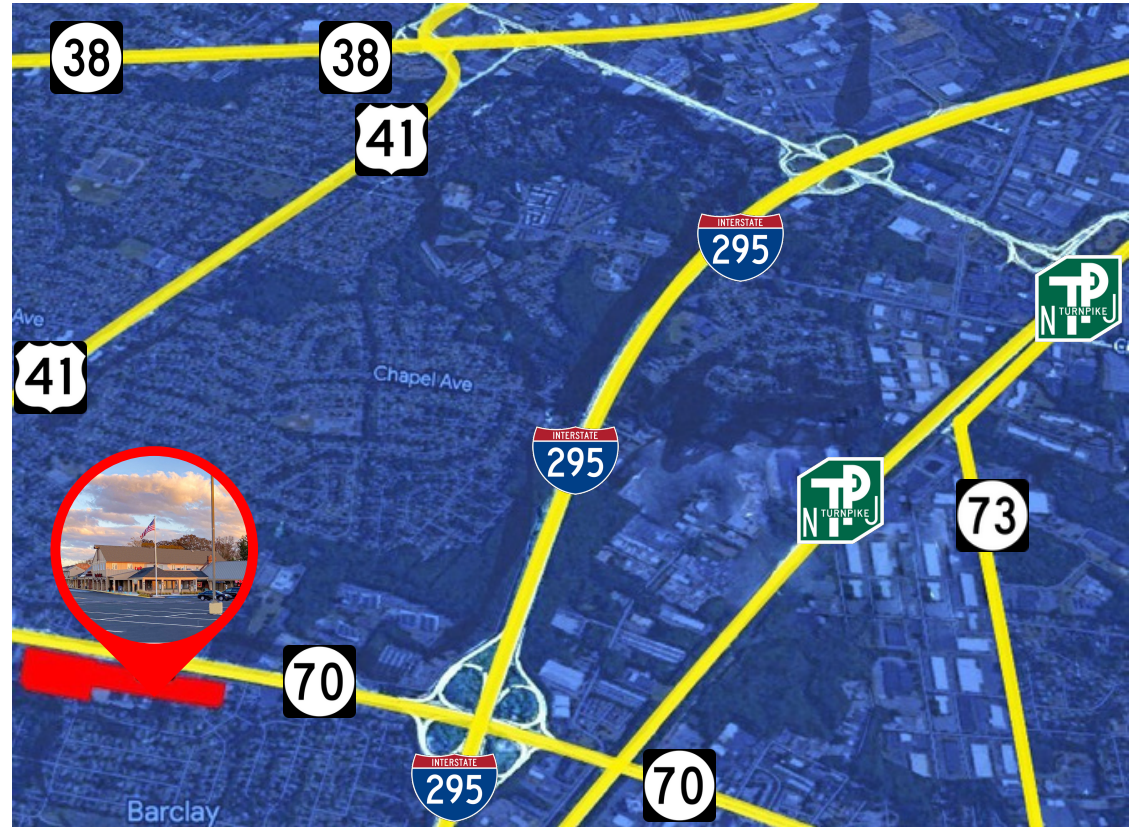
**Route 38** – 54,000 VPD / 4.3 Miles

**NJ Turnpike** – 5 Miles

**I-295** – 99,000 VPD / 9.5 Miles

## DEMOGRAPHICS

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



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## RETAILER MAP



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