

1 ALLISON DRIVE

Cherry Hill, NJ



PROMINENT FLEX SPACE AVAILABLE

12,762 SF TOTAL

Two Units Available:

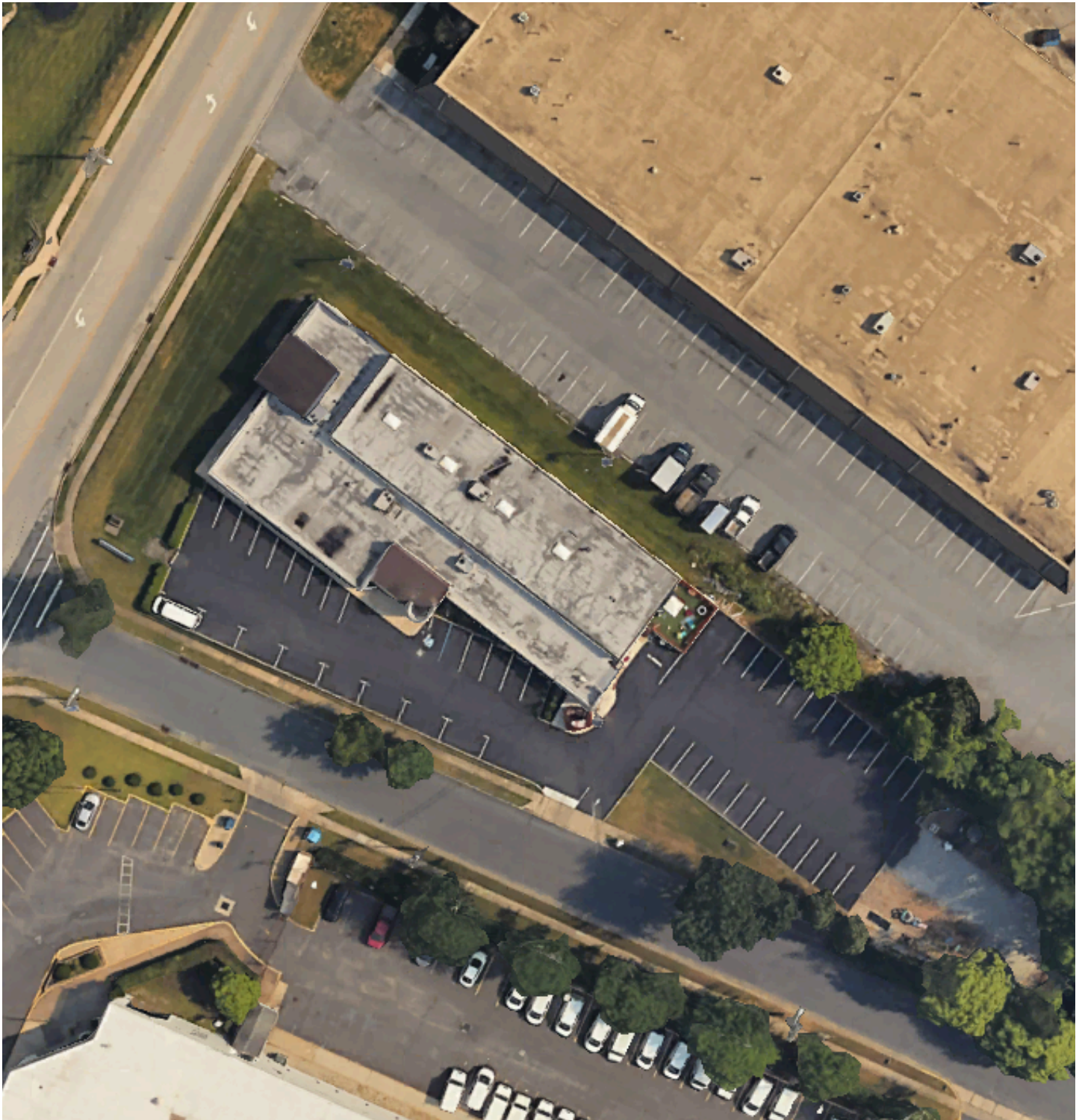
- 4,464 SF of Flex/Warehouse Space
- 8,298 SF of Office Space

PROPERTY FEATURES

- Available October 2026
- Former ABA daycare facility
- Fenced outdoor play area
- Warehouse area
 - Fully conditioned
 - 14' ceilings
 - 1 loading dock
- Zoned: IR (Industrial Restricted)
- Signage Opportunities
- Ample parking
- Located in the heart of Cherry Hill
- Close proximity to Routes 70 & 73, I-295, and NJ Turnpike



AERIAL OVERVIEW



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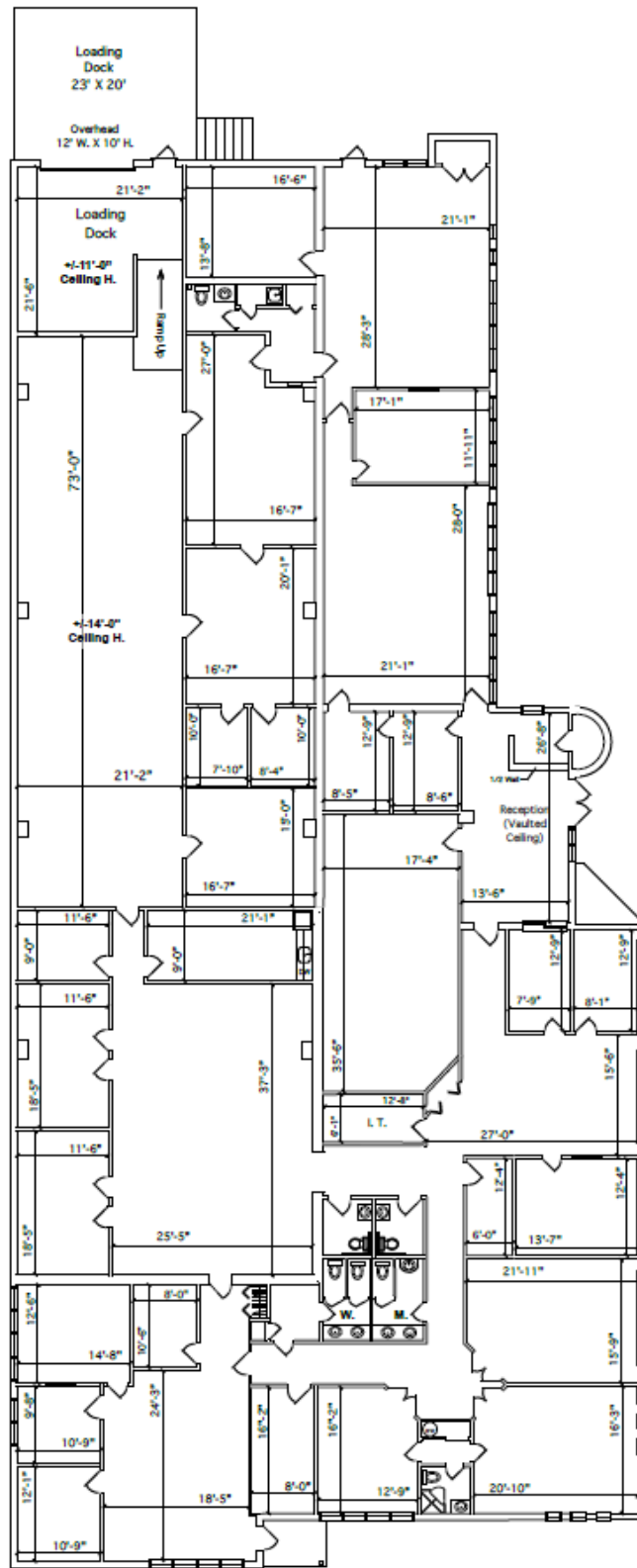


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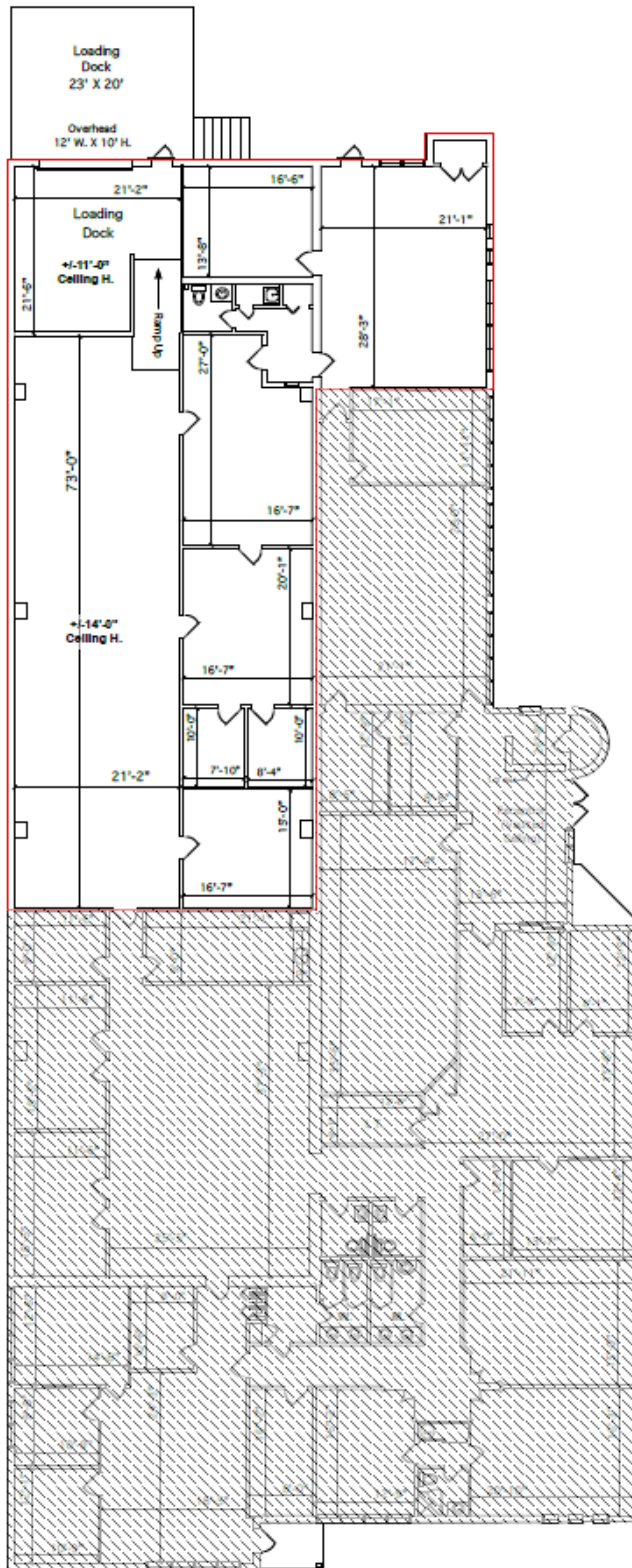


FULL FLOOR PLAN



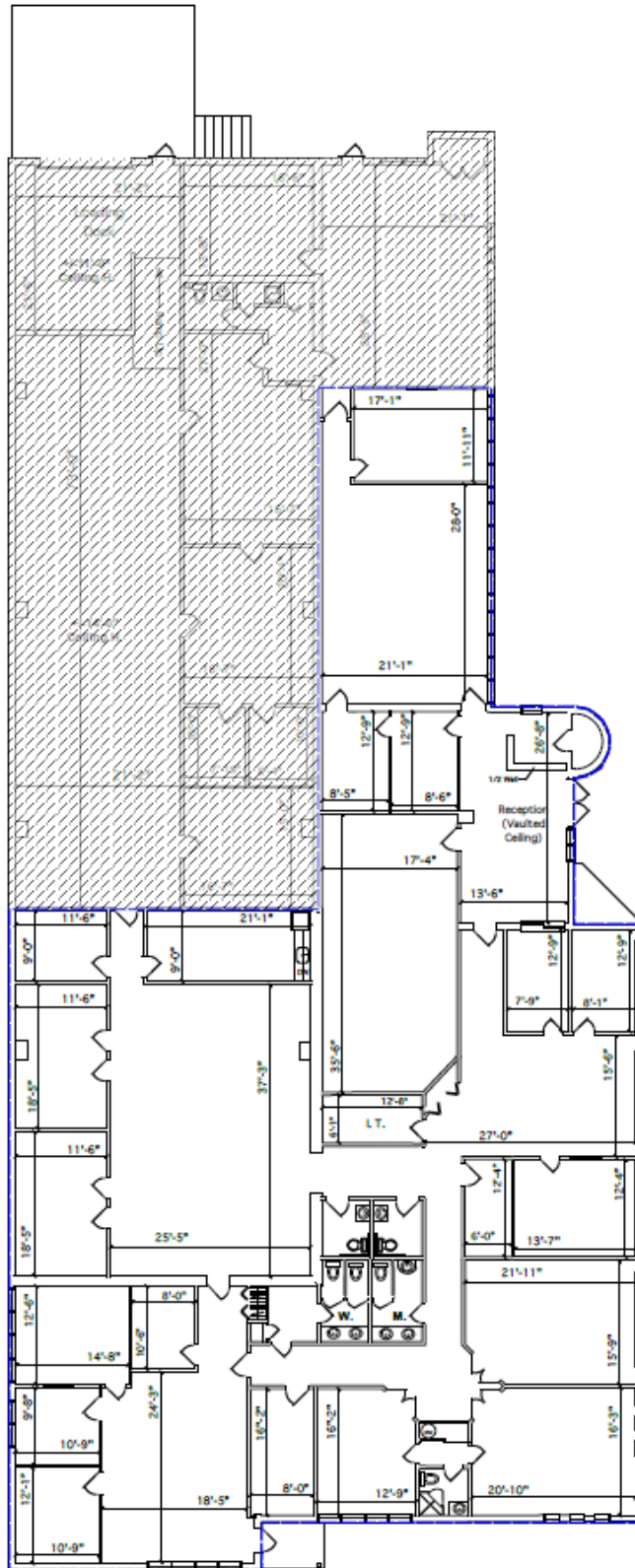
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UNIT 1 FLOOR PLAN



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UNIT 2 FLOOR PLAN



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PROPERTY MAP & DEMOGRAPHICS



DISTANCES

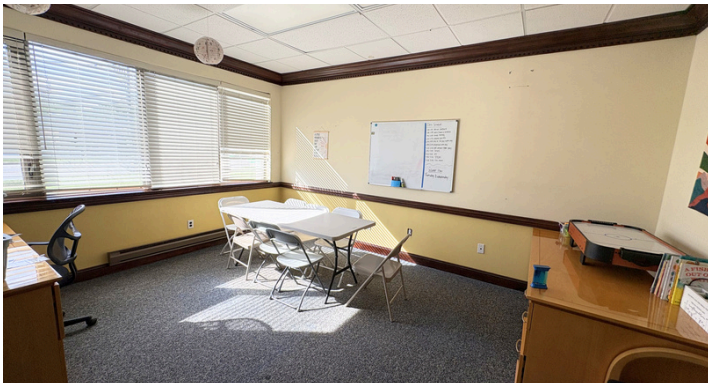
ROUTE 70:	.8 MILES
I-295:	1.5 MILES
ROUTE 73:	4.5 MILES
NJ TURNPIKE:	4.5 MILES
ROUTE 38:	5.5 MILES
CENTER CITY:	11 MILES
ATLANTIC CITY:	57 MILES

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,820	84,189	248,842
HOUSEHOLDS	3,124	33,230	100,313
MEDIAN HOUSEHOLD INCOME	\$130,540	\$119,211	\$110,636
MEDIAN AGE	43.4	42.7	42.6
BACHELOR'S DEGREE OR HIGHER	67.0%	60.1%	54.2%
WHITE COLLAR EMPLOYMENT	80.3%	78.6%	77.1%

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PROPERTY IMAGES



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