



# 22,000 SF retail along Rt 70 for sale



Todd Sussman  
Senior Managing Director  
+1 215 928 7575  
todd.sussman@colliers.com

Rich Weitzman  
Senior Vice President  
+1 610 888 6612  
rich.weitzman@colliers.com

Colliers Greater  
Philadelphia Region  
2005 Market Street, Suite 4010  
Philadelphia, PA 19103  
+1 215 925 4600

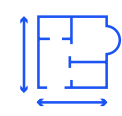


Rentable Area  
**21,923** SF

<b>Address</b>	1602 Rt 70 Ave
<b>Location</b>	Cherry Hill, NJ 08002
<b>Site Area</b>	1.19 Acres
<b>Stories</b>	1
<b>Parking</b>	Surface - 70
<b>Parking Ratio</b>	5.00/1,000 SF
<b>Dock Doors</b>	1
<b>Frontage</b>	99' on Marlton Pike 220' on Warren Ave
<b>Zoning</b>	B2-Highway Business Zone
<b>Taxes</b>	\$60,488



Good visibility along Route 70 and Marlton Pike.



22,000 SF of ideal retail or showroom space in Cherry Hill.



Loading dock in rear of property.



Nearby several shopping centers and retailers including Wegman's, Macy's, Whole Foods, Five Below, Mom's Organic Market and more.



NOTABLE NEIGHBORS

Cherry Hill Mall

Wegmans



MOORESTOWN MALL



OF CHERRY HILL



TESLA OF CHERRY HILL



Demographic	1 Mile	3 Miles	5 Miles
Population	10,429	121,647	318,857
Households	4,286	49,867	125,220
Employees	8,535	65,061	176,857
Avg. HHI	\$156,634	\$138,586	\$120,941

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Accelerating success.

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