



**FOR
LEASE**

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1873 Marlton Pike, East, Suite 1C
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FREE STANDING OFFICE IDEAL FOR MEDICAL USE
108 KINGS HIGHWAY SOUTH, CHERRY HILL, NJ 08034



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OFFERING SUMMARY

Asking Lease Rate: \$5,000/Month + Utilities

Size Available: +/- 2,116 SF

Zoning: O-3

Parking: +/- 11 Parking Spaces



GROUND MOUNT SIGNAGE

PROPERTY HIGHLIGHTS

- + Situated on a major thoroughfare and strategically positioned in one of Cherry Hill's most sought-after areas, the building is surrounded by a thriving, high-income residential and commercial neighborhood. This prime location offers excellent visibility and accessibility, surrounded by a variety of medical, office, and retail centers, making it an ideal choice for any medical practice looking to attract a wide patient base
- + The building is expertly designed for medical use, featuring seven operatories, each with plumbing and built-in medical-grade infrastructure to support various specialties. The space plan also has a private office, multiple restrooms, and spacious reception area with a separate designated area for the office manager to ensure smooth operations. Additionally, a vestibule entryway adds an extra layer of privacy and comfort for patients and visitors
- + The property includes 11 dedicated parking spots, providing ample space for both patients and staff. The building is easily accessible from major routes including I-295, Route 70, and Route 38, ensuring quick and convenient access from neighboring towns and regions



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	11,589	102,079	308,384
PROJECTED 2029	11,559	102,308	309,435

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,590	40,720	120,768
PROJECTED 2029	4,579	40,842	121,198

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$109,435	\$130,403	\$112,660
MEDIAN INCOME	\$87,956	\$107,107	\$89,297

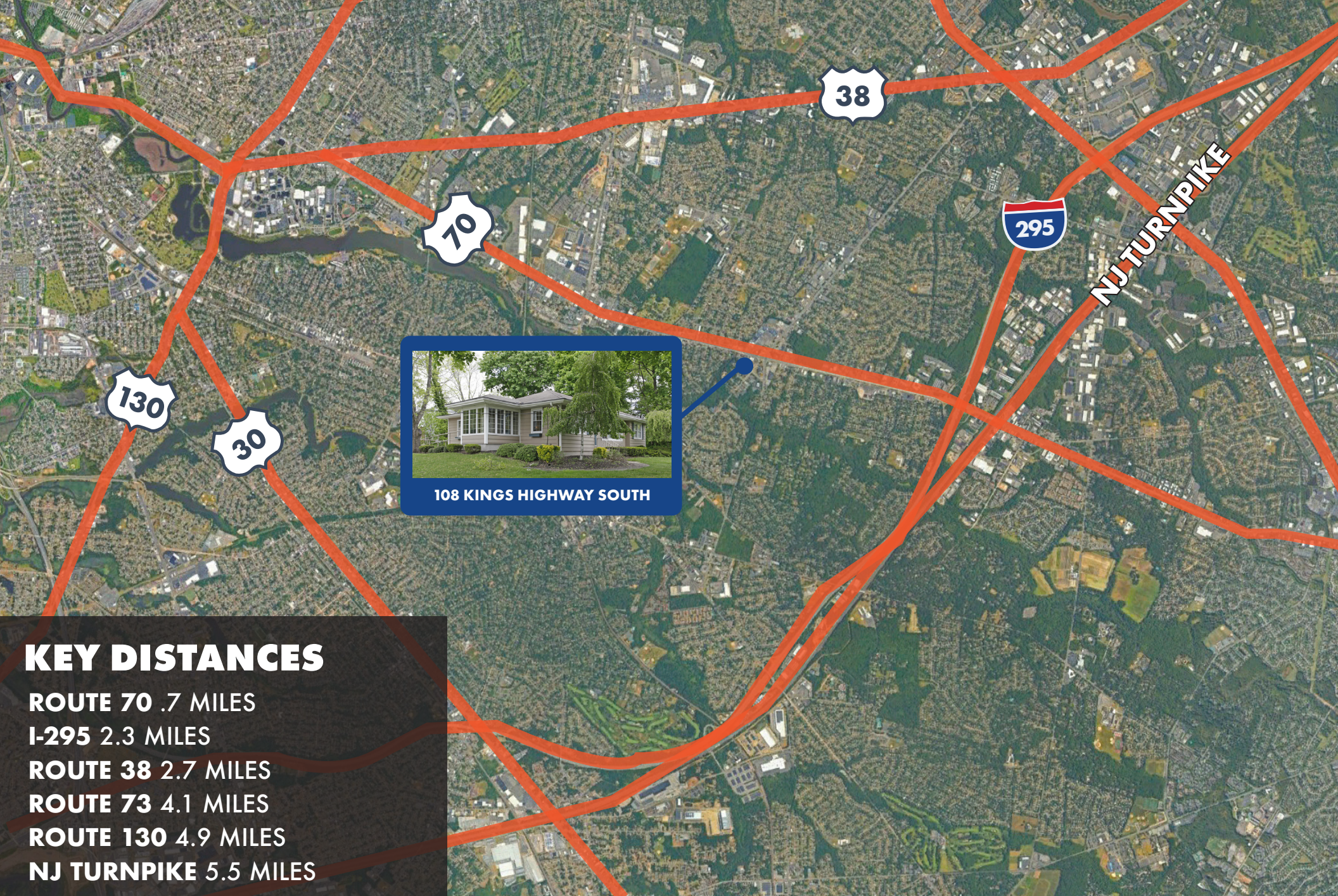


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KEY DISTANCES

ROUTE 70 .7 MILES

I-295 2.3 MILES

ROUTE 38 2.7 MILES

ROUTE 73 4.1 MILES

ROUTE 130 4.9 MILES

NJ TURNPIKE 5.5 MILES



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NEARBY AMENITIES

DINING

- Chick-fil-A
- Dunkin
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancheros Mexican Grill
- Farm & Fisherman
- McDonald's
- Megu Sushi
- Pho Viet
- PJ Welihan's Pub + Restaurant
- Raising Canes
- Starbucks

RETAIL/GROCERY

- ALDI
- Barnes & Noble
- CVS
- EZ Drop Cleaners
- FedEx
- Firestone
- Kohls
- Midas
- ShopRite of Marlton
- Staples
- Trader Joes
- Verizon
- Wawa



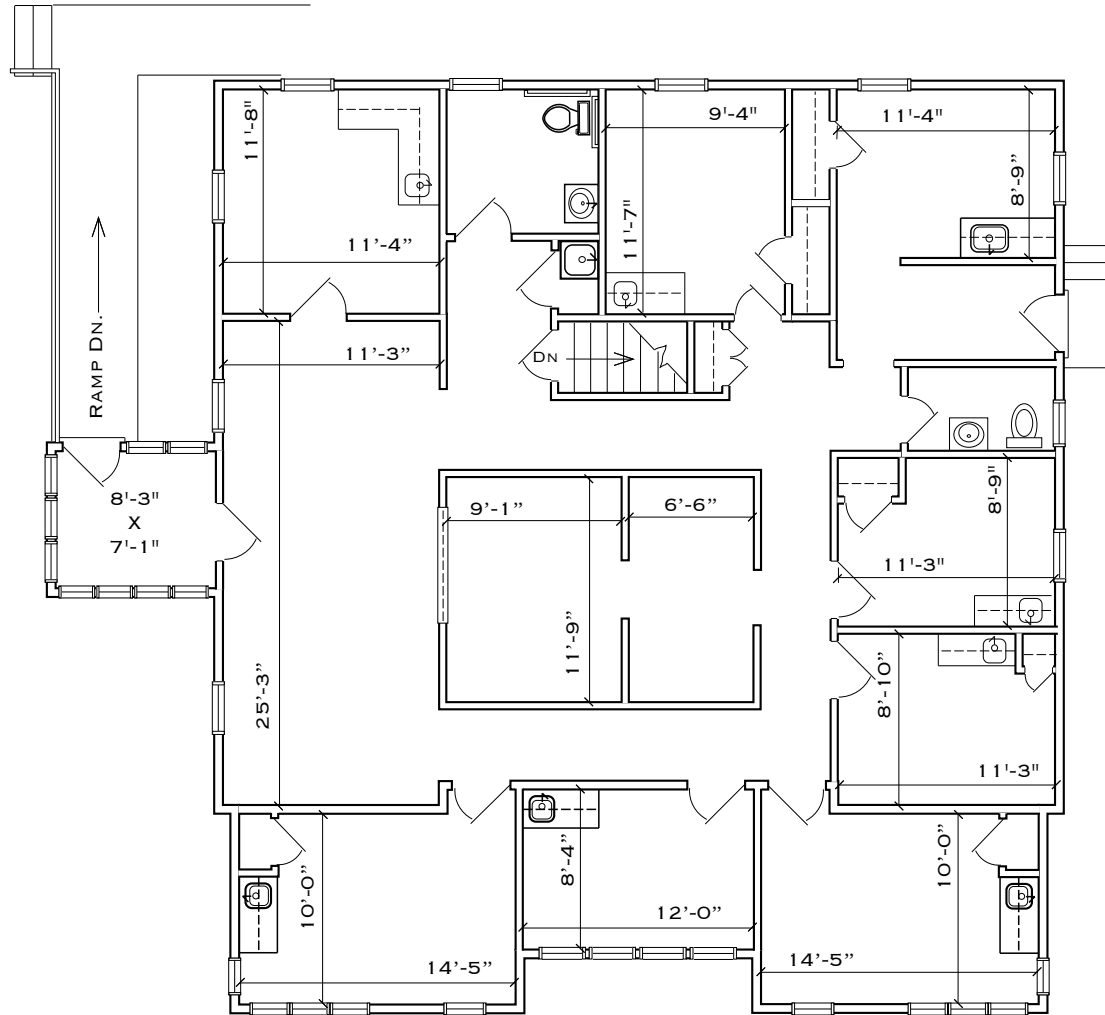
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FLOOR PLAN



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PHOTOGRAPHY



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