

# For sale

2250 Chapel Avenue  
Cherry Hill, NJ





# Value add investment or redevelopment opportunity

## Highlights

- Located on Chapel Avenue between NJ Route 70 and NJ Route 38
- 6.5 miles from the Benjamin Franklin Bridge
- +/- 29,311 sf office building on 3.36 acres
- Excellent cash flow in a 91% leased building
- 711 feet of frontage on Chapel Avenue
- Zoned O1 - Limited office zone
- Zoning permits professional offices including medical, day care, assisted living and other uses
- +/- 155 parking space

## Demographics

### Estimated population

1-miles	3-miles	5-miles
<b>14,516</b>	<b>113,398</b>	<b>295,979</b>

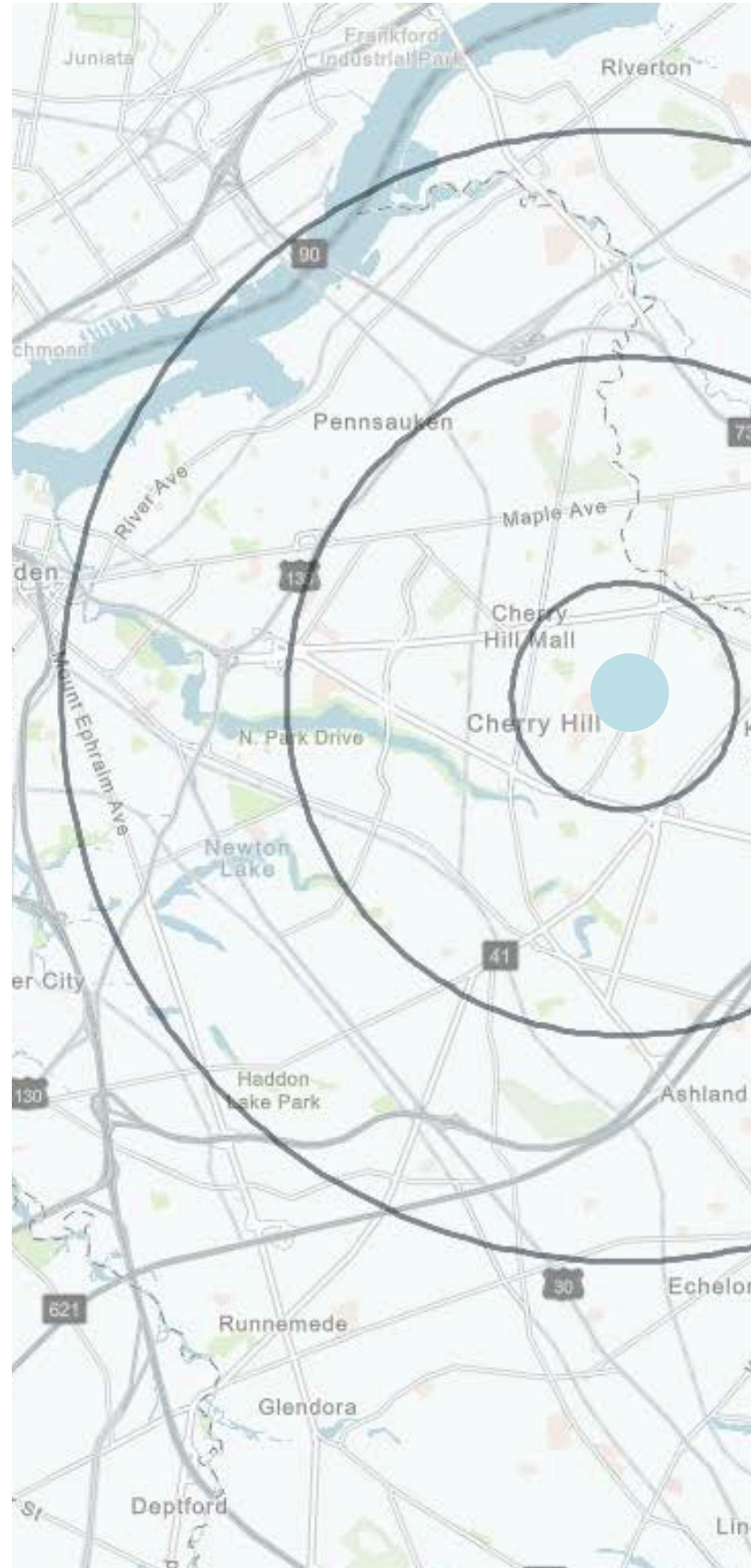
### Household income

1-miles	3-miles	5-miles
<b>\$118,210</b>	<b>\$116,840</b>	<b>\$112,588</b>

### Number of households

1-miles	3-miles	5-miles
<b>5,808</b>	<b>45,653</b>	<b>113,227</b>

\*2024 Demographics

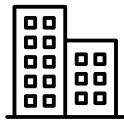




### Prime Commercial Corridor



Significant Retail



Corporate Office Parks



Restaurants



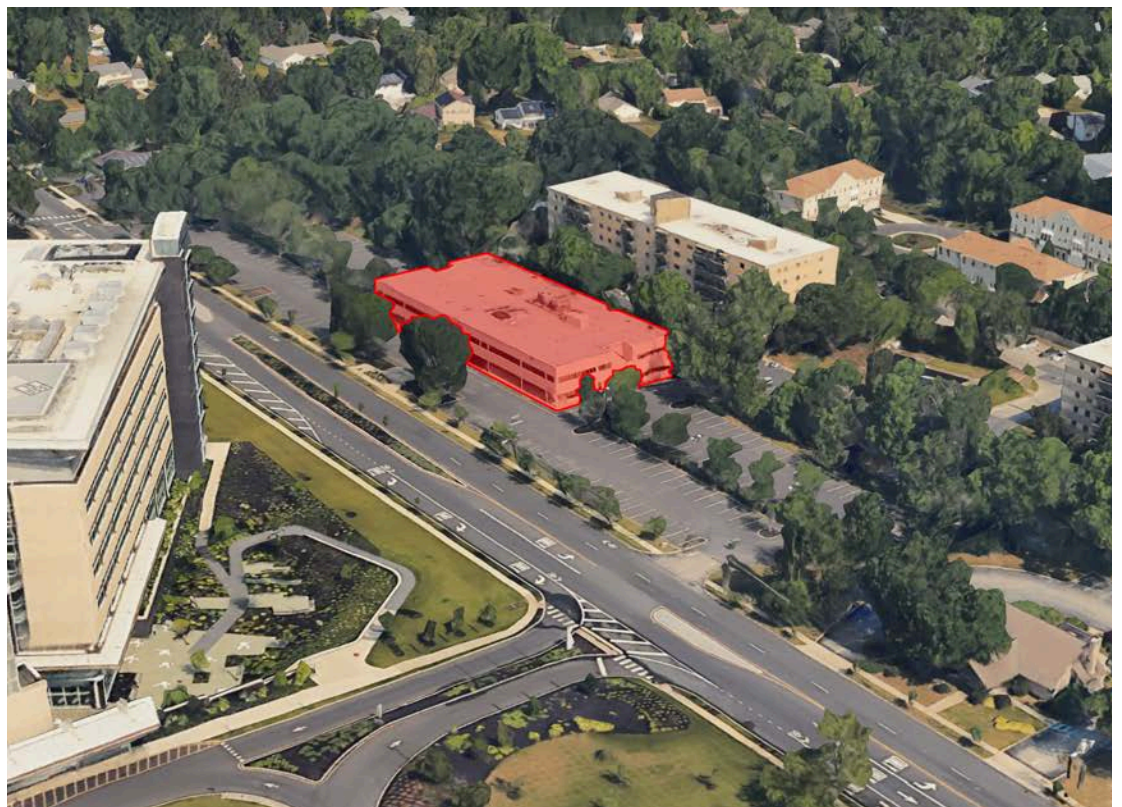
Residential



Park and rec



Hotels





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