

FOR  
SALE

FREE  
STANDING

## Leor Hemo

*President & Chief Executive*

856.797.1919 x100

Leor.Hemo@VantageRES.com

## Emily Stein

*Managing Director*

856.797.1919 x110

Emily.Stein@VantageRES.com

## Ma'or Hemo

*Sales Associate*

856.797.1919 x102

Maor.Hemo@VantageRES.com

# 856.797.1919

## VantageRES.com

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



# TURN-KEY OFFICE FOR SALE

## 90 KINGS HWY N, CHERRY HILL, NJ 08034



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# OFFERING SUMMARY

**Price:** \$850,000

**Building Size:** +/- 2,790 SF

**Taxes:** \$18,625.36/Year

**Zoning:** O1 - Limited Office Zone

**Signage:** Ground Mount

**Parking:** +/- 15 Spaces



## PROPERTY HIGHLIGHTS

+ Located in the heart of the Cherry Hill Business District, 90 N Kings Highway is an expertly maintained ±2,790 SF single-story office building for sale. Currently an advising office and formerly a dental office, the property is in turn-key condition for general use and features plumbing infrastructure within the walls, allowing minimal fit-out for medical occupancy.

+ Zoned O1 – Limited Office, the property supports a variety of professional and medical users, including dental and medical offices, physical therapy, childcare centers, and other office use.

+ Situated along Kings Highway North with exposure to approximately 22,000 vehicles per day, the property benefits from strong visibility and business traffic. The site offers excellent connectivity to Route 70, Route 38, I-295, and the New Jersey Turnpike, and is minutes from major retail, dining, and commercial amenities including Cherry Hill Mall, Wegmans, Costco, and Moorestown Mall.

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# DEMOGRAPHICS

**KEY**

<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	13,807	88,395	254,728
PROJECTED 2030	14,044	90,313	259,856

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	5,931	35,604	98,407
PROJECTED 2030	6,037	36,418	100,474

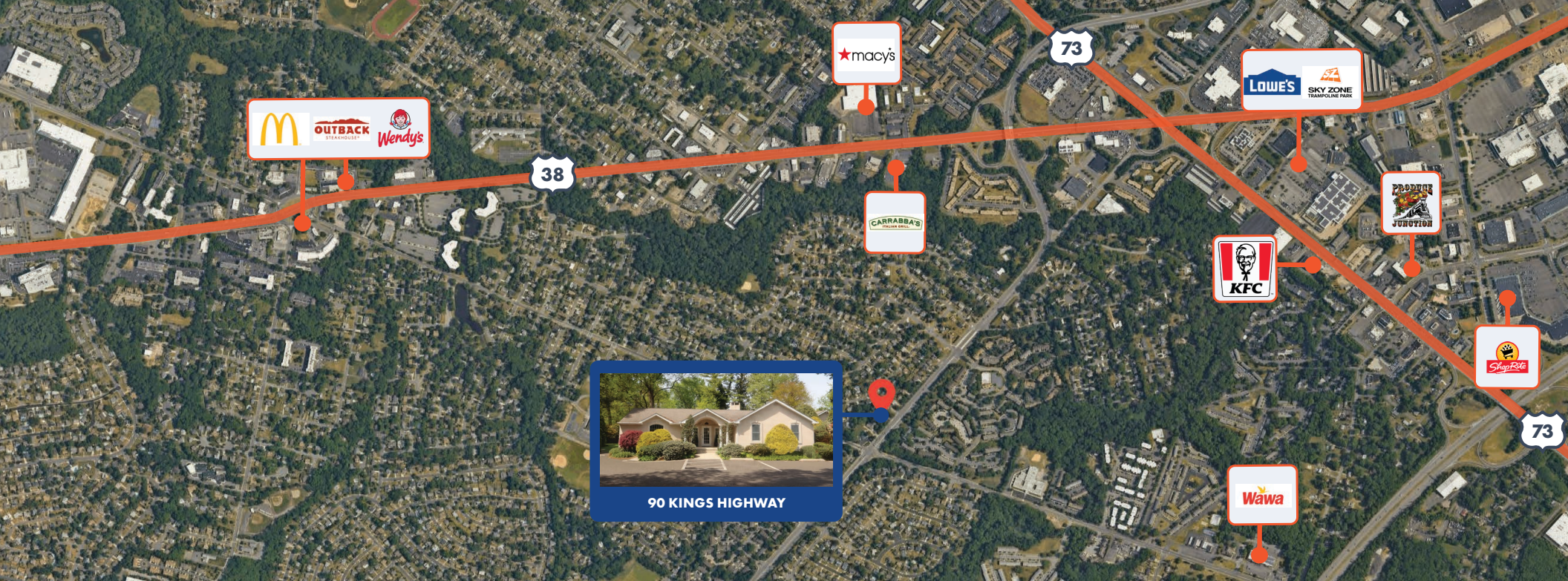
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$118,383	\$127,122	\$135,613
MEDIAN 2030	\$91,141	\$99,075	\$108,167

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# NEARBY AMENITIES

## DINING

- Applebee's Grill + Bar
- Bagel & Market
- Carrabba's Italian Grill
- CAVA
- Chili's Grill & Bar
- Dave's Hot Chicken
- Jersey Mike's
- McDonald's
- Pat's Select Pizza | Grill
- PJ Whelihan's Pub + Restaurant
- Texas Roadhouse
- The Farm and Fisherman Tavern

## RETAIL/GROCERY

- 7-Eleven
- ACME Markets
- ALDI
- BJ's Wholesale
- Cherry Hill Mall
- CVS
- Dollar General
- Enterprise Rent-A-Car
- Lowe's Home Improvement
- Macy's
- Moorestown Mall
- Produce Junction
- SkyZone
- ShopRite
- Target
- TD Bank
- Total Wine & More
- Walmart
- Wawa
- Whole Foods Market
- Walmart

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# FLOORPLANS

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FIRST FLOOR: +/- 2,790 SF

