



**FOR
LEASE**

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

OFFICE FOR LEASE
HIGH RIDGE COMMONS

200 HADDONFIELD-BERLIN RD, SUITE 402-403,
VOORHEES, NJ 08043



DISCLAIMER

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OFFERING SUMMARY

Lease Rate: \$14-16/SF NNN

Est. NNN's: \$7.50/SF

SF Available: +/- 2,792 SF

Signage: Suite

Parking: +/- 28 Spaces



PROPERTY HIGHLIGHTS

+ Ideal for Professional Office Users

+/- 2,792 SF office suite located within a well-established professional and medical complex, well suited for law firms, real estate companies, mental health practices, and other professional service providers, with abundant on-site parking.

+ Highly Accessible Location

Positioned on the Gibbsboro–Voorhees border with excellent access to I-295, Route 73, White Horse Pike, and Clementon Road, offering convenient regional connectivity for clients and staff.

+ Amenity-Rich Surroundings

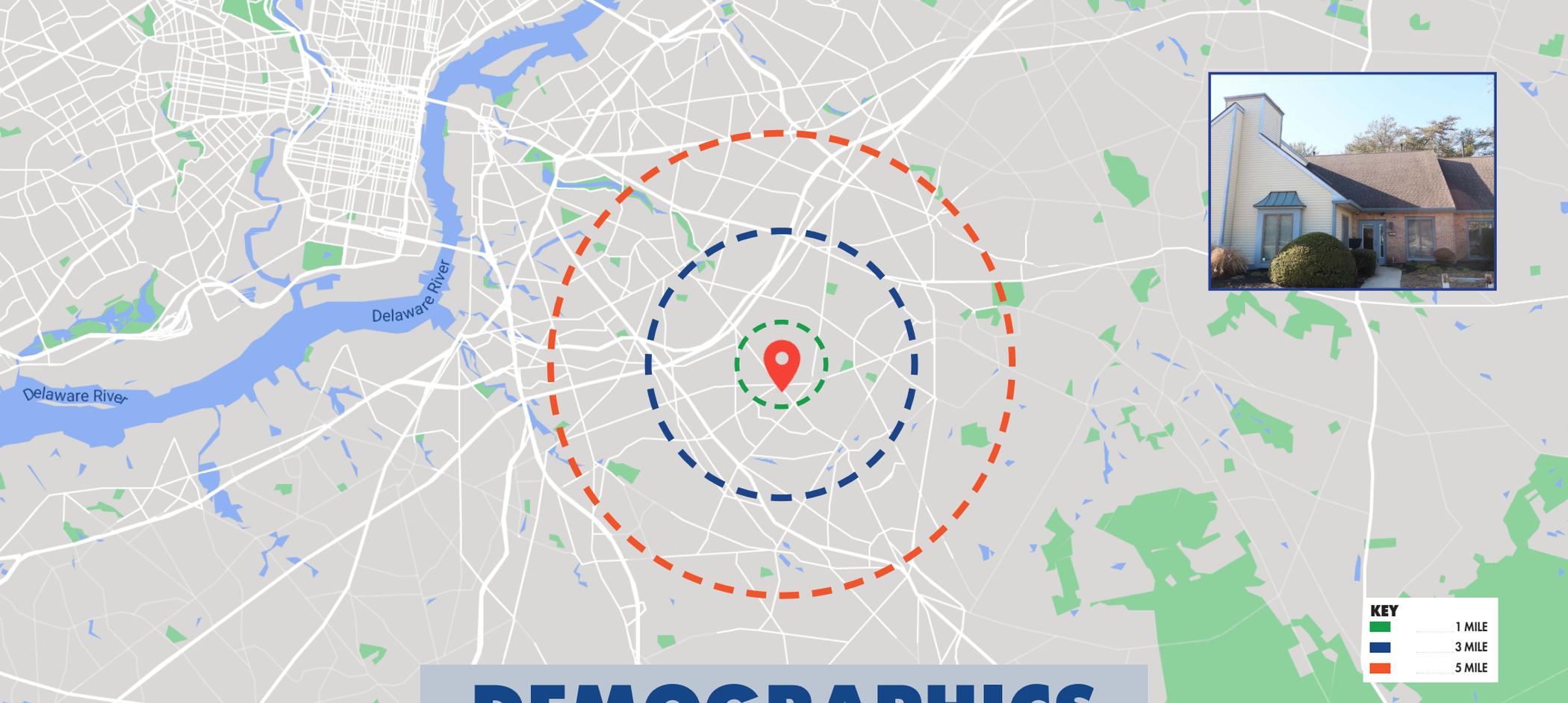
Surrounded by nearby retail, dining, and lifestyle amenities including Blueberry Hill walking trail, Walmart, The ChopHouse, and Acme, enhancing day-to-day convenience.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,221	63,599	174,742
PROJECTED 2029	3,217	63,327	174,683

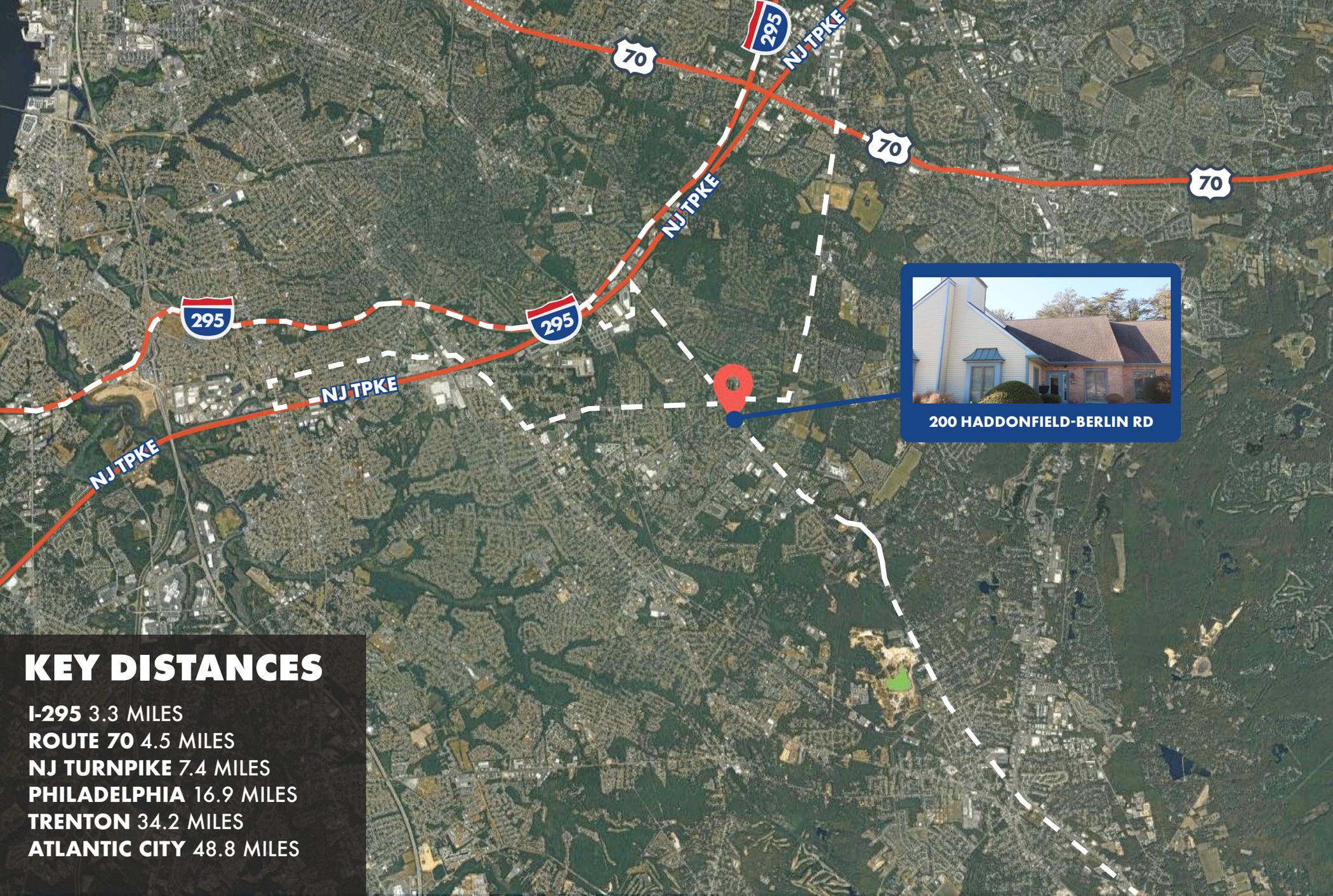
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,102	24,877	68,156
PROJECTED 2029	1,101	24,758	68,142

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$159,277	\$110,972	\$116,062
MEDIAN 2029	\$124,474	\$81,437	\$90,930

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200 HADDONFIELD-BERLIN RD

KEY DISTANCES

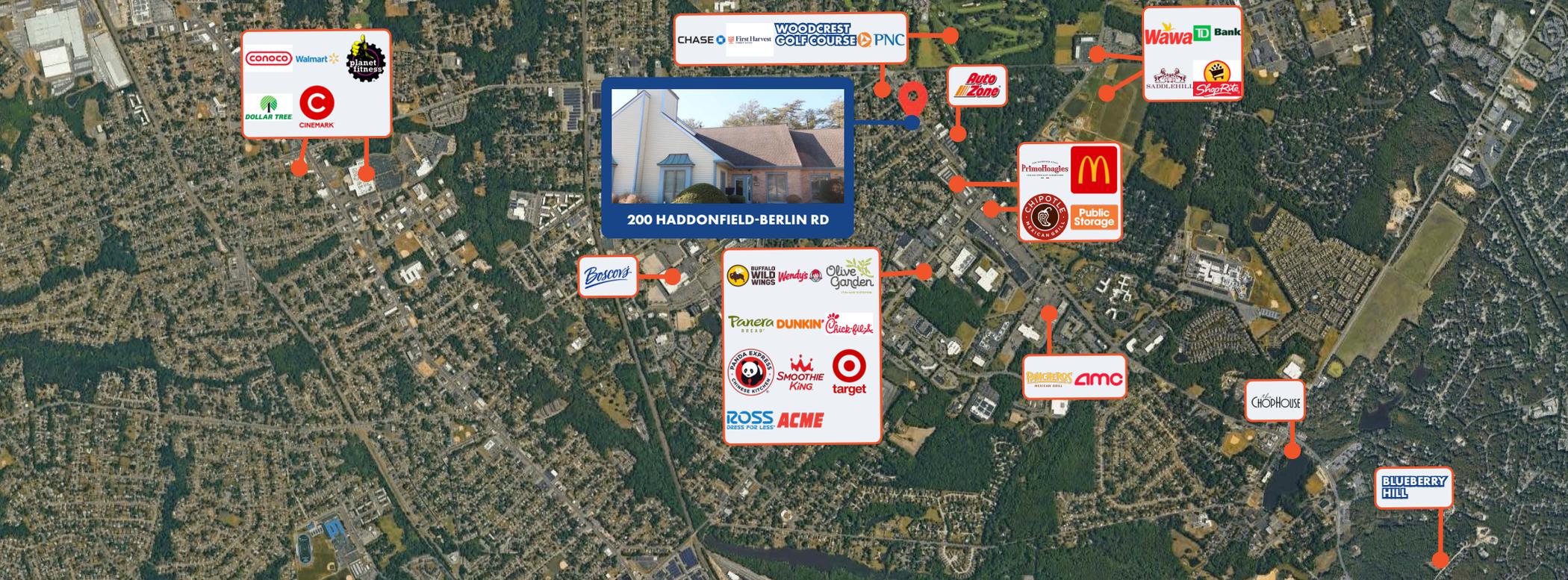
- I-295 3.3 MILES
- ROUTE 70 4.5 MILES
- NJ TURNPIKE 7.4 MILES
- PHILADELPHIA 16.9 MILES
- TRENTON 34.2 MILES
- ATLANTIC CITY 48.8 MILES

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NEARBY AMENITIES

DINING

- ChopHouse
- Wawa
- Primo Hoagies
- McDonald's
- Chipotle Mexican Grill
- Smoothie King
- Chick-fil-A

- Panda Express
- Panera Bread
- Dunkin
- Buffalo Wild Wings
- Wendy's
- Olive Garden
- Pancheros Mexican Grill

RETAIL/GROCERY

- Acme
- Blueberry Hill
- Walmart
- Shoprite
- Target
- Saddlehill Winery
- Boscov's

- AMC
- Ross Dress for Less
- Woodcrest Golf Course
- Cinemark
- Dollar Tree
- Planet Fitness
- Conoco

- Autozone Auto Parts
- Public Storage
- PNC Bank
- Chase Bank
- First Harvest Credit Union
- TD Bank

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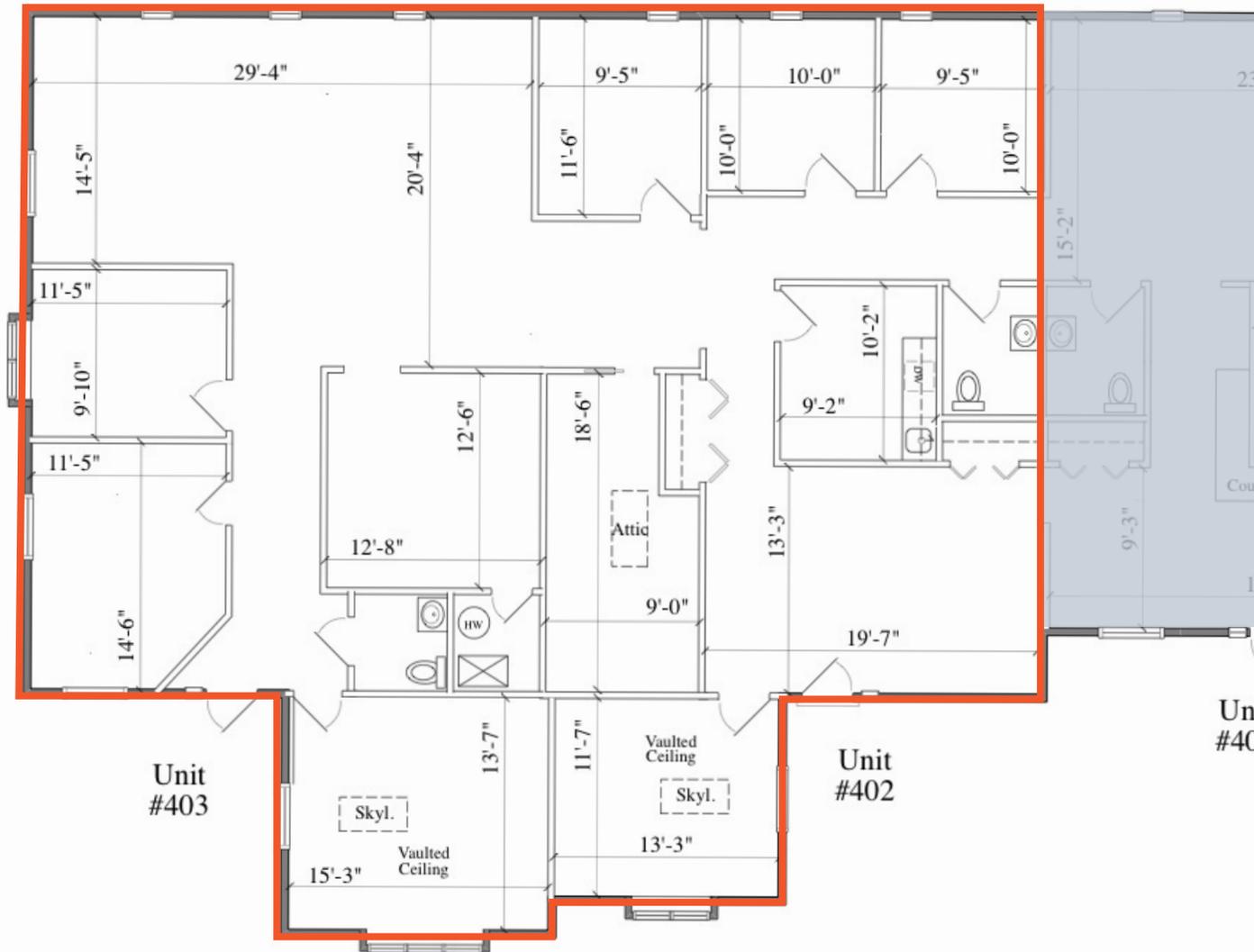
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FLOOR PLAN

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