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

**FOR
SALE**



UPDATED OFFICE SUITE IN THE PAVILIONS OF VOORHEES
2301 EAST EVESHAM ROAD, SUITE 109, VOORHEES, NJ 08043



OFFERING SUMMARY

Asking Sale Price: Call for Details

SF Available: +/- 1,048 SF

Parking: +/- 65 Spaces

Signage: Building & Directory

Zoning: 01-Office

Condo Fees: \$323/month

Taxes: \$4,316/year



PROPERTY HIGHLIGHTS

- + This office condominium is located in the busy and popular Pavilions of Voorhees complex, offering excellent visibility and convenience surrounded by professional offices, medical, retail, and dining. This unit has been updated and well maintained including a new HVAC system
- + The unit is leased through 2026, offering immediate income stability with a tenant in place, and the tenant may be open to renewing beyond the current term. At the same time, the suite is turn-key, and ready for use, giving a future owner the option to occupy the space once the lease expires
- + The Pavilions of Voorhees is centrally positioned in one of Camden County's most active residential and business corridors right off of the highly trafficked Evesham Rd and within close proximity to I-296 and Route 73



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	7,378	71,804	211,930
PROJECTED 2029	7,308	71,865	212,317

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,919	27,351	82,911
PROJECTED 2029	2,889	27,377	83,076

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$149,161	\$145,762	\$124,341
MEDIAN INCOME	\$115,316	\$117,765	\$98,429



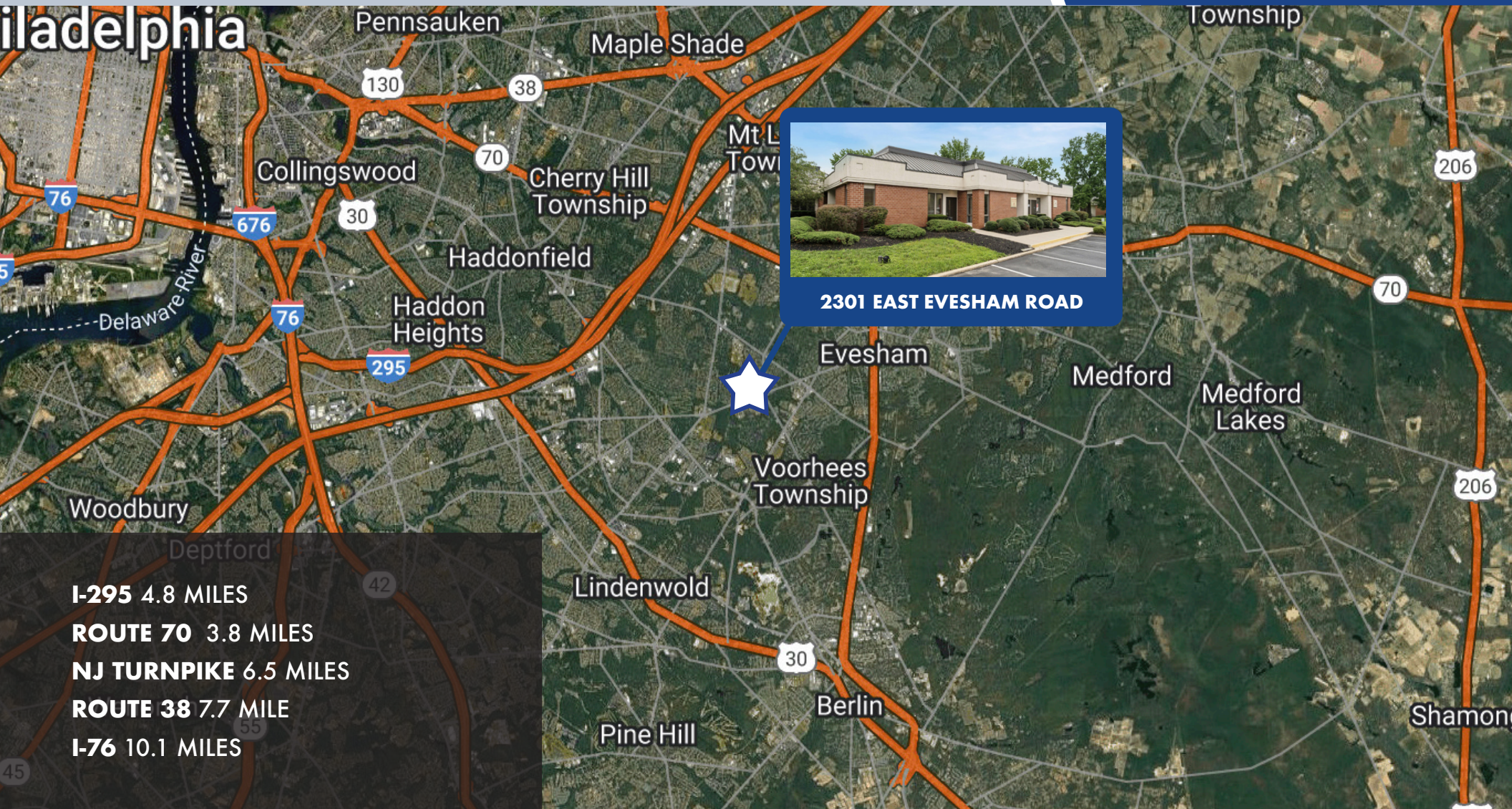
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KEY DISTANCES



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NEARBY AMENITIES

DINING

- Akira
- BWW Go
- Chick Fil A
- Chipotle
- Dunkin
- Greens & Grains
- Kibbitz Room
- McDonalds
- Moes
- Otts
- Pancheros
- Panda Express
- Panera Bread
- Primo Hoagies
- Saddle Hill Winery
- Smoothie King
- Wendys

RETAIL/GROCERY

- ACME
- AMC
- CVS
- Echelon Fitness
- Edge Fitness
- Public Storage
- Shoprite
- Target
- Valvoline
- Verizon
- Wawa



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