



Approved Hotel Development Site

Two Hotels and a Restaurant Pad

Liquor License Included

2348 Route 70 West
Cherry Hill, New Jersey



DEMOGRAPHICS / FEATURES

- 6 miles from Center City Philadelphia
- 10 miles from Philadelphia International Airport
- High barrier to entry market
- Situated within a mile of big box and lifestyle shopping centers
- Numerous casual and fine dining restaurants nearby
- Close Proximity to Philadelphia, NJ Turnpike, I-295, and Route 38

Demographics	1 Mile	3 Mile	5 Mile
Population:	10,079	160,850	324,422
Households:	4,319	62,130	127,343
Avg HH Income:	\$146,107	\$116,468	\$110,715
Daytime Population:	9,556	82,451	183,409

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Licensed Real Estate Broker



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2348 Route 70 West
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Marriot Residence Inn



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

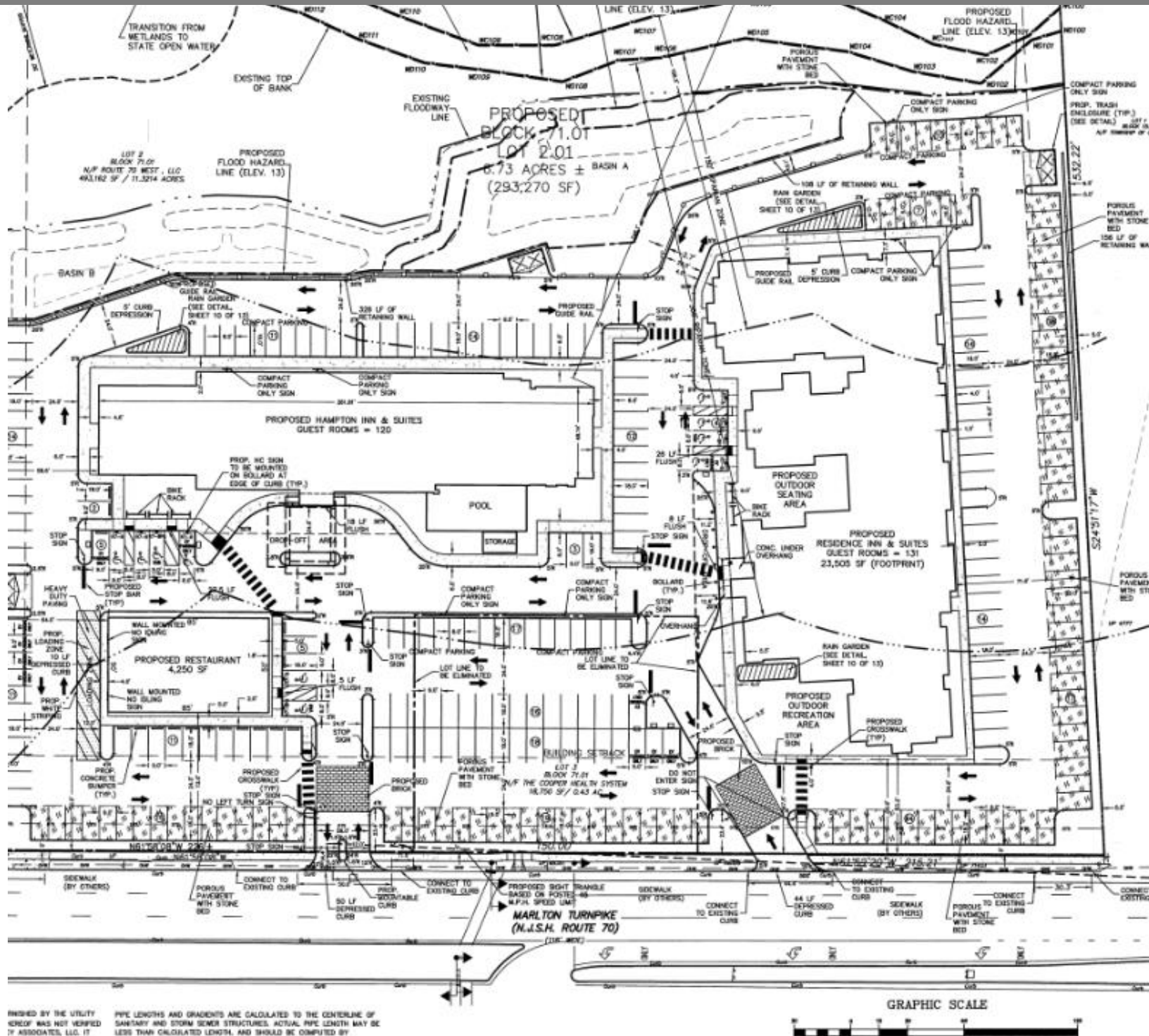
Hilton Hampton Inn



REAR ELEVATION

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Cherry Hill, New Jersey



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2348 Rte 70 W
Cherry Hill, NJ 08002

	1 mi Radius	3 mi Radius	5 mi Radius	10 min Drive
Population	10,079	160,850	324,422	168,795
Households	4,319	62,130	127,343	65,306
Median HH Income	\$110,046	\$87,372	\$82,702	\$77,951
Average HH Income	\$146,107	\$116,468	\$110,715	\$104,509

2348 Rte 70 W
Cherry Hill, NJ 08002
 August 2024



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GOLDEN TRIANGLE

Village Dock Lakeside will Store & Donation Center

Rte 70 W

DoubleTree by Hilton Cherry Hill Philadelphia

Cooper Specialty Care at Cherry Hill

N Park Dr

Park Blvd

328th MP Che

Cherry Hill Mobile Home Park

LaScala's Birra

Cooper River Park

S Park Dr

S Park Dr

Image Landsat / Copernicus

Stratford Ave

Hampton Ave

Geneva Ave

Wesper Ave

Chapel Ave

Chapel Ave

Keigins Ave

Helena A

Massena Ave

Lexington Ave

Amy's Omelette House

New Jersey Motor Vehicle Commission

Walmart

Days Inn & Suites by Wyndham Cherry Hill...

Olive St

Birch St

King Ave

Hampton Rd

Calvary Cemetery

Canal's Wine & Liquors Pennsauken

County Technical Schools...

Peabody Ave

Edwards Ave

Baker Ave

Lexington Ave

Mansion Blvd

Lexington Ave

Lexington Ave

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39°55'42.60" N 75°03'43.81" W elev. 30 ft



2348 Rte 70 W
Cherry Hill, NJ 08002

1 mi radius 3 mi radius 5 mi radius 10 min drive time

Population				
2024 Estimated Population	10,079	160,850	324,422	168,795
2029 Projected Population	10,560	165,098	332,247	173,274
2020 Census Population	9,878	157,692	317,076	163,331
2010 Census Population	9,200	157,065	316,735	162,368
Projected Annual Growth 2024 to 2029	1.0%	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	0.7%	0.2%	0.2%	0.3%
Households				
2024 Estimated Households	4,319	62,130	127,343	65,306
2029 Projected Households	4,559	64,250	131,458	67,577
2020 Census Households	4,086	59,930	122,531	62,221
2010 Census Households	3,714	58,710	119,687	59,462
Projected Annual Growth 2024 to 2029	1.1%	0.7%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	0.4%	0.5%	0.7%
Age				
2024 Est. Population Under 10 Years	10.7%	12.7%	12.4%	12.5%
2024 Est. Population 10 to 19 Years	10.3%	12.8%	12.6%	12.9%
2024 Est. Population 20 to 29 Years	10.8%	12.2%	12.5%	13.6%
2024 Est. Population 30 to 44 Years	21.8%	22.1%	22.0%	23.1%
2024 Est. Population 45 to 59 Years	19.4%	18.3%	18.1%	17.8%
2024 Est. Population 60 to 74 Years	18.7%	15.5%	15.9%	14.4%
2024 Est. Population 75 Years or Over	8.2%	6.5%	6.7%	5.8%
2024 Est. Median Age	41.6	37.6	37.9	36.2
Marital Status & Gender				
2024 Est. Male Population	48.6%	48.3%	48.8%	48.9%
2024 Est. Female Population	51.4%	51.7%	51.2%	51.1%
2024 Est. Never Married	31.7%	39.3%	39.7%	43.7%
2024 Est. Now Married	49.2%	39.7%	39.6%	34.8%
2024 Est. Separated or Divorced	13.9%	14.8%	14.5%	15.7%
2024 Est. Widowed	5.2%	6.1%	6.2%	5.7%
Income				
2024 Est. HH Income \$200,000 or More	16.4%	12.5%	11.7%	10.4%
2024 Est. HH Income \$150,000 to \$199,999	19.4%	10.6%	9.6%	9.7%
2024 Est. HH Income \$100,000 to \$149,999	18.4%	16.8%	16.8%	15.9%
2024 Est. HH Income \$75,000 to \$99,999	10.7%	11.7%	11.9%	12.0%
2024 Est. HH Income \$50,000 to \$74,999	16.2%	15.3%	15.1%	14.9%
2024 Est. HH Income \$35,000 to \$49,999	4.5%	8.2%	8.4%	8.4%
2024 Est. HH Income \$25,000 to \$34,999	2.7%	7.5%	8.4%	8.8%
2024 Est. HH Income \$15,000 to \$24,999	4.8%	7.6%	7.4%	7.7%
2024 Est. HH Income Under \$15,000	6.8%	9.8%	10.7%	12.1%
2024 Est. Average Household Income	\$146,107	\$116,468	\$110,715	\$104,509
2024 Est. Median Household Income	\$110,046	\$87,372	\$82,702	\$77,951
2024 Est. Per Capita Income	\$62,649	\$45,047	\$43,565	\$40,566
2024 Est. Total Businesses	496	6,161	12,586	6,644
2024 Est. Total Employees	7,453	59,992	140,656	71,854

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1 mi radius

3 mi radius

5 mi radius

**10 min
drive time**

Race

2024 Est. White	71.0%	53.1%	56.1%	46.1%
2024 Est. Black	10.7%	21.0%	20.8%	25.0%
2024 Est. Asian or Pacific Islander	7.9%	6.3%	5.8%	5.9%
2024 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%	0.6%
2024 Est. Other Races	10.1%	19.0%	16.8%	22.4%

Hispanic

2024 Est. Hispanic Population	1,168	36,909	65,652	46,069
2024 Est. Hispanic Population	11.6%	22.9%	20.2%	27.3%
2029 Proj. Hispanic Population	12.9%	23.4%	21.0%	27.6%
2020 Hispanic Population	13.4%	26.8%	23.0%	33.2%

Education (Adults 25 & Older)

2024 Est. Adult Population (25 Years or Over)	7,507	110,577	224,804	115,130
2024 Est. Elementary (Grade Level 0 to 8)	4.9%	9.5%	8.3%	11.5%
2024 Est. Some High School (Grade Level 9 to 11)	6.2%	8.6%	8.1%	9.7%
2024 Est. High School Graduate	21.9%	26.9%	28.9%	27.1%
2024 Est. Some College	13.0%	16.0%	16.2%	15.3%
2024 Est. Associate Degree Only	6.4%	6.4%	6.2%	6.2%
2024 Est. Bachelor Degree Only	23.5%	18.6%	18.7%	17.1%
2024 Est. Graduate Degree	24.1%	14.1%	13.6%	13.2%

Housing

2024 Est. Total Housing Units	4,505	65,216	134,800	69,342
2024 Est. Owner-Occupied	65.5%	56.7%	55.5%	50.3%
2024 Est. Renter-Occupied	30.4%	38.5%	39.0%	43.9%
2024 Est. Vacant Housing	4.1%	4.7%	5.5%	5.8%

Homes Built by Year

2024 Homes Built 2010 or later	11.2%	4.0%	4.2%	5.1%
2024 Homes Built 2000 to 2009	6.1%	3.9%	4.5%	4.4%
2024 Homes Built 1990 to 1999	5.9%	4.3%	4.8%	4.7%
2024 Homes Built 1980 to 1989	5.2%	4.5%	5.3%	4.7%
2024 Homes Built 1970 to 1979	4.7%	7.7%	9.4%	7.9%
2024 Homes Built 1960 to 1969	15.6%	15.4%	15.0%	13.9%
2024 Homes Built 1950 to 1959	13.9%	18.2%	17.4%	16.7%
2024 Homes Built Before 1949	33.3%	37.2%	33.9%	36.8%

Home Values

2024 Home Value \$1,000,000 or More	0.2%	1.3%	1.1%	0.9%
2024 Home Value \$500,000 to \$999,999	11.6%	12.8%	11.4%	11.0%
2024 Home Value \$400,000 to \$499,999	13.2%	8.8%	8.8%	8.2%
2024 Home Value \$300,000 to \$399,999	28.3%	21.6%	21.1%	20.4%
2024 Home Value \$200,000 to \$299,999	31.0%	28.4%	29.3%	28.4%
2024 Home Value \$150,000 to \$199,999	8.0%	10.5%	11.8%	11.6%
2024 Home Value \$100,000 to \$149,999	2.7%	6.7%	7.3%	7.5%
2024 Home Value \$50,000 to \$99,999	2.4%	7.0%	6.3%	8.7%
2024 Home Value \$25,000 to \$49,999	1.4%	1.5%	1.7%	1.7%
2024 Home Value Under \$25,000	1.2%	1.4%	1.3%	1.5%
2024 Median Home Value	\$313,873	\$294,384	\$282,598	\$270,024
2024 Median Rent	\$1,455	\$1,143	\$1,119	\$1,111

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Labor Force

2024 Est. Labor Population Age 16 Years or Over	8,331	127,865	259,238	134,668
2024 Est. Civilian Employed	66.5%	63.9%	62.7%	62.2%
2024 Est. Civilian Unemployed	2.9%	4.4%	3.9%	4.5%
2024 Est. in Armed Forces	0.3%	0.2%	0.1%	0.2%
2024 Est. not in Labor Force	30.3%	31.5%	33.2%	33.1%
2024 Labor Force Males	48.1%	47.5%	48.1%	48.2%
2024 Labor Force Females	51.9%	52.5%	51.9%	51.8%

Occupation

2024 Occupation: Population Age 16 Years or Over	5,306	81,856	163,011	83,345
2024 Mgmt, Business, & Financial Operations	21.3%	17.2%	17.2%	15.9%
2024 Professional, Related	35.5%	27.6%	27.8%	25.7%
2024 Service	11.6%	15.7%	16.2%	17.3%
2024 Sales, Office	18.6%	18.4%	18.4%	18.8%
2024 Farming, Fishing, Forestry	-	0.3%	0.2%	0.3%
2024 Construction, Extraction, Maintenance	4.5%	6.2%	6.4%	6.3%
2024 Production, Transport, Material Moving	8.4%	14.5%	13.8%	15.8%
2024 White Collar Workers	75.5%	63.2%	63.4%	60.4%
2024 Blue Collar Workers	24.5%	36.8%	36.6%	39.6%

Transportation to Work

2024 Drive to Work Alone	59.3%	61.6%	62.5%	59.3%
2024 Drive to Work in Carpool	6.6%	12.3%	11.0%	13.5%
2024 Travel to Work by Public Transportation	4.1%	6.3%	6.5%	7.3%
2024 Drive to Work on Motorcycle	-	-	0.1%	-
2024 Walk or Bicycle to Work	1.3%	2.3%	3.2%	3.3%
2024 Other Means	0.7%	1.1%	1.1%	1.3%
2024 Work at Home	28.0%	16.4%	15.5%	15.3%

Travel Time

2024 Travel to Work in 14 Minutes or Less	26.4%	24.1%	25.2%	25.0%
2024 Travel to Work in 15 to 29 Minutes	44.3%	38.9%	38.9%	37.9%
2024 Travel to Work in 30 to 59 Minutes	24.6%	30.0%	29.1%	30.1%
2024 Travel to Work in 60 Minutes or More	4.7%	7.0%	6.8%	7.0%
2024 Average Travel Time to Work	21.7	23.0	22.6	22.9

Consumer Expenditure

2024 Est. Total Household Expenditure	\$371.7 M	\$4.63 B	\$9.22 B	\$4.48 B
2024 Est. Apparel	\$13.4 M	\$165.51 M	\$328.38 M	\$159.93 M
2024 Est. Contributions, Gifts	\$23.04 M	\$280.07 M	\$554.37 M	\$265.28 M
2024 Est. Education, Reading	\$13.82 M	\$163.5 M	\$321.33 M	\$154.96 M
2024 Est. Entertainment	\$21.77 M	\$266.42 M	\$528.48 M	\$255.9 M
2024 Est. Food, Beverages, Tobacco	\$55.4 M	\$700.22 M	\$1.4 B	\$681.91 M
2024 Est. Furnishings, Equipment	\$13.44 M	\$165.03 M	\$327.54 M	\$158.7 M
2024 Est. Health Care, Insurance	\$33.04 M	\$417.14 M	\$832.39 M	\$404.59 M
2024 Est. Household Operations, Shelter, Utilities	\$119.02 M	\$1.49 B	\$2.98 B	\$1.45 B
2024 Est. Miscellaneous Expenses	\$7.15 M	\$88.48 M	\$175.92 M	\$85.39 M
2024 Est. Personal Care	\$5 M	\$62.27 M	\$123.9 M	\$60.32 M
2024 Est. Transportation	\$66.61 M	\$831.46 M	\$1.65 B	\$804.31 M

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