



**FOR
LEASE**



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

OFFICE SPACES AVAILABLE FOR LEASE
4606 WESTFIELD AVENUE, PENNSAUKEN, NJ 08110



OFFERING SUMMARY

Asking Lease Rate:

- Small Office Space: \$1,300/Month + Utilities
- Large Office Space: \$2,300/Month + Utilities

Parking: +/- 12 Spaces

Signage: Facade & Pylon

Zoning: C-1



PROPERTY HIGHLIGHTS

- + Two private 2nd floor office spaces available for lease. Common area entrance and common area restrooms with onsite parking
- + Commercial District (C-1) Zoning provides wide ranges of options for use. Ideal for professional office or medical office use
- + Conveniently located on Westfield Ave, surrounded by businesses and dense residential neighborhoods, just minutes from Route 130, Route 73, and major bridges to Philadelphia
- + Public transport available. NJ transit bus stop in front of the office on Westfield Avenue



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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	13,362	107,585	517,258
PROJECTED 2029	13,344	107,555	510,057

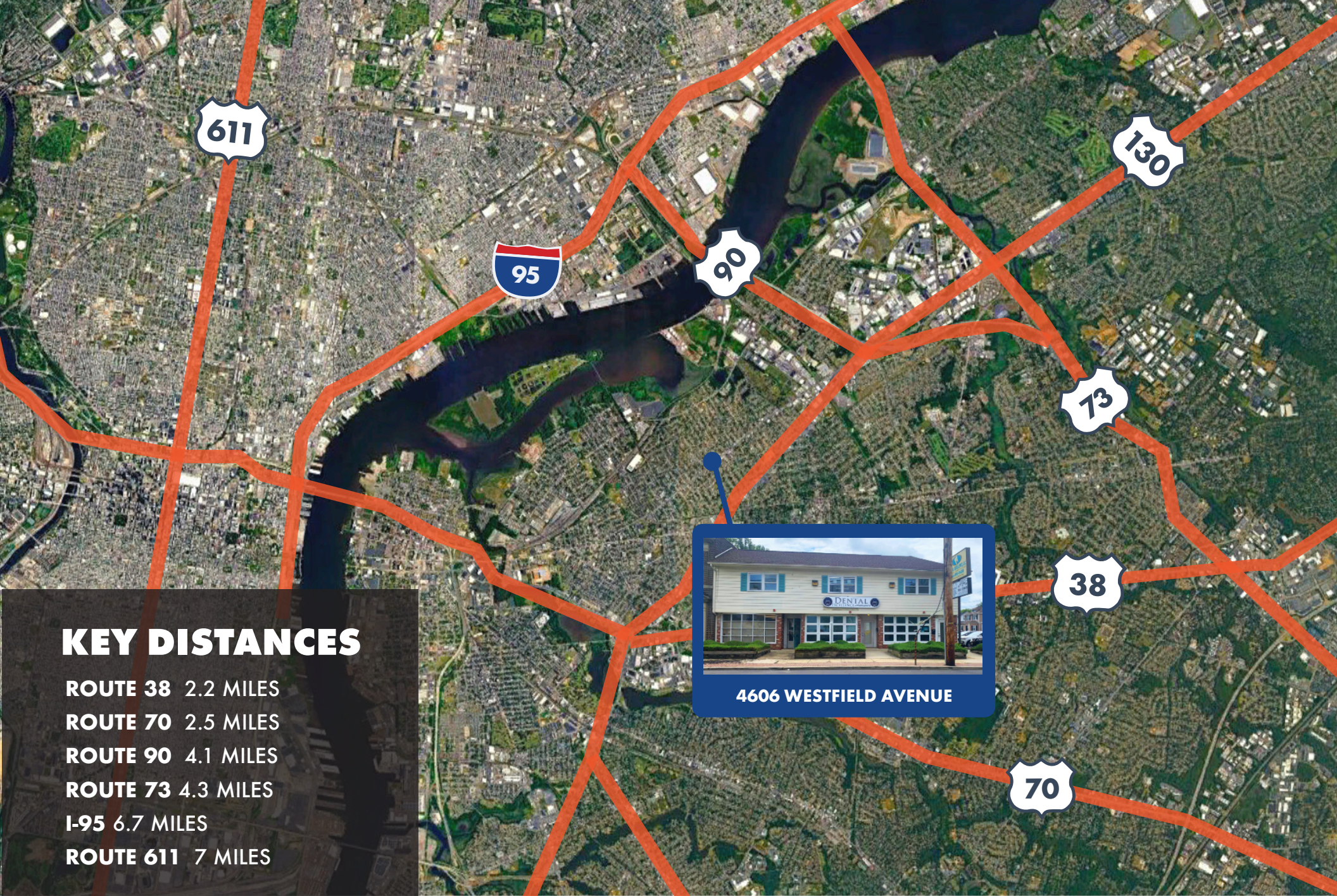
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,509	39,235	196,867
PROJECTED 2029	4,468	39,248	194,144

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$98,201	\$87,212	\$85,003
MEDIAN INCOME	\$86,976	\$70,536	\$61,058



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611

95

90

130

73

38

70

KEY DISTANCES

- ROUTE 38 2.2 MILES
- ROUTE 70 2.5 MILES
- ROUTE 90 4.1 MILES
- ROUTE 73 4.3 MILES
- I-95 6.7 MILES
- ROUTE 611 7 MILES



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PENNSAUKEN PUBLIC LIBRARY

NEARBY AMENITIES

DINING

- Burger King
- Café El Colombiano
- Carollos
- Crazy Crab
- Freddys Restaurant
- Fuego Zaon
- Little Cesars Pizza
- Santanas Bakery & Café
- Tacos Tortas
- Tierra Columbia
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RETAIL/GROCERY

- Cooks Discount Liquores
- Dollar Tree
- Family Dollar
- Family Tire
- Franks Deli & Grocery
- J R's Auto Parts
- Linkas Supermarket
- Luz Groceries
- Master Super Market
- Max Mobile
- Boost Mobile
- Sir Speedy Print, Signs,
- Marketing
- Walgreens
- Wawa



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PARKING LOT



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