

Barclay Farms

1409 NJ-70, Cherry Hill, NJ

Retail/Pad Sites/Ground Lease Opportunity/Small Office Units



1,500 SF, 5,000 SF (divisible), 2nd Floor Office Suites
Pad Sites/Retail Development/Ground Lease

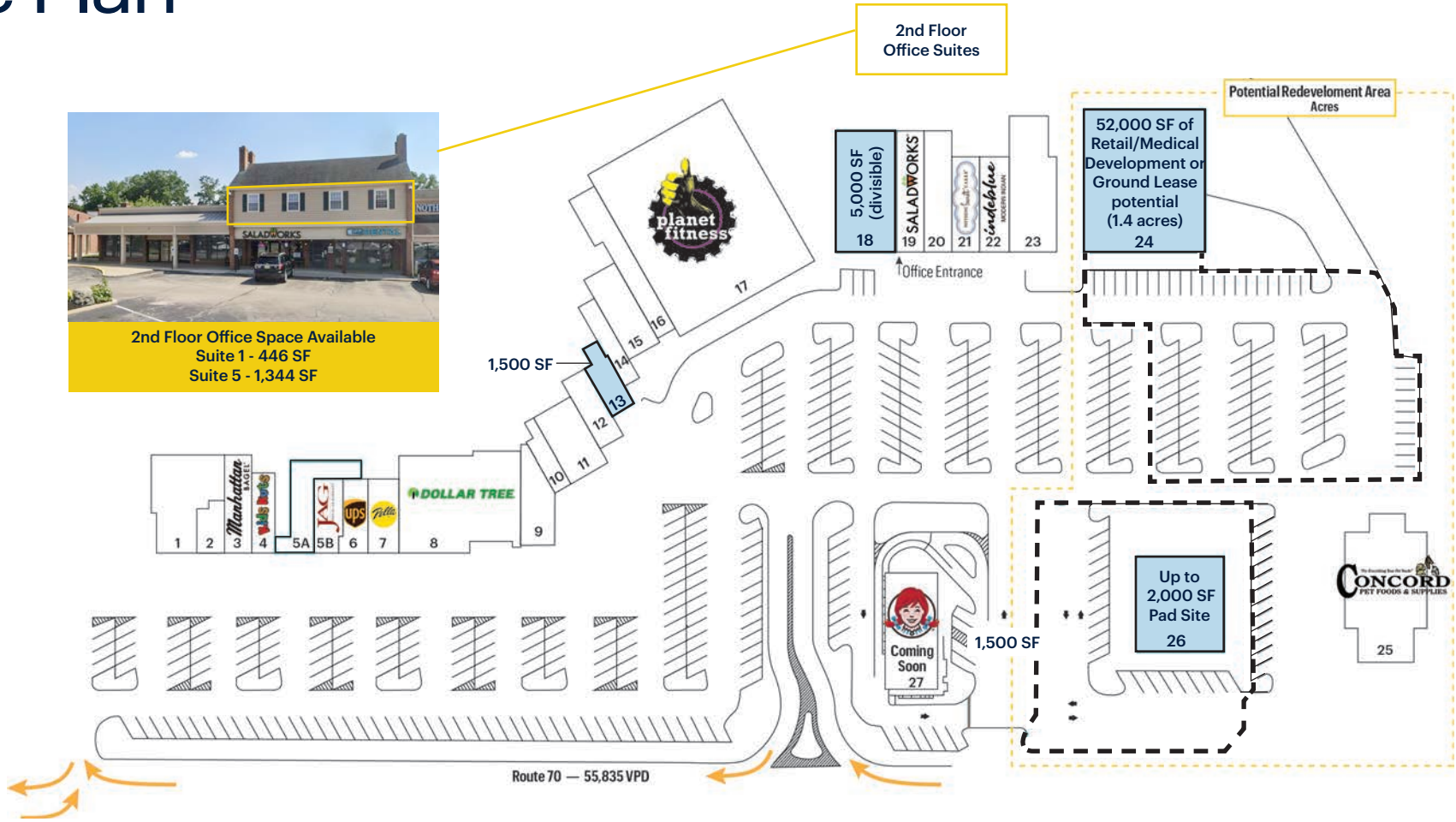
1,200+ Linear Feet of Frontage with 3 Access Points on Route 70

Space Details



Size	Retail	
	Space 18	5,000 SF (divisible)
	Space 13	1,500 SF
	Pad Sites	
	Pad 1	Up to 2,000 SF
	Pad 2*	±1.4 acres/52,000 SF
	*Will consider a ground lease	
	2nd Floor Offices	
	Suite 1	446 SF
	Suite 5	1,344 SF
Rent	Upon request	
NNN	\$9.75 PSF (est.)	
Term	5 years minimum for inline space	
Possession	Immediate	
Signage	Pylon available on NJ-70	
Co-Tenants	Planet Fitness, D&Q, Dollar Tree, Concord Pet Store, Soka Gakkai Intl, Norma Bitar, Nothing Bundt Cakes, Barclay Dental, Cherry Grill, Norma's, Pella, Kids Kuts, Manhattan Bagel, JAG-One PT, The UPS Store, SaladWorks, Ensora Cafe, Cherry Hill Pizza	
Comments	<p>Attracts consumers from Philadelphia, Atlantic City, Wilmington, and Trenton</p> <p>Ideal for retail, restaurants, supermarkets, medical offices, or childcare centers</p> <p>Recently completed improvements: facade renovation, new monument signage along NJ-70, improved landscaping, and parking lot upgrades</p> <p>Located in Cherry Hill Business District directly off of NJ-70 with ±56,000 VPD</p> <p>Easy access to Kings Highway, Route 38, NJ Turnpike, and I-295</p>	

Site Plan



Suite	Tenant
1/2	D&Q Ski + Snowboard
3	Manhattan Bagels
4	Kids Kuts
5A	OG Vape
5B	JAG One PT
6	The UPS Store
7	Pella Windows/Doors

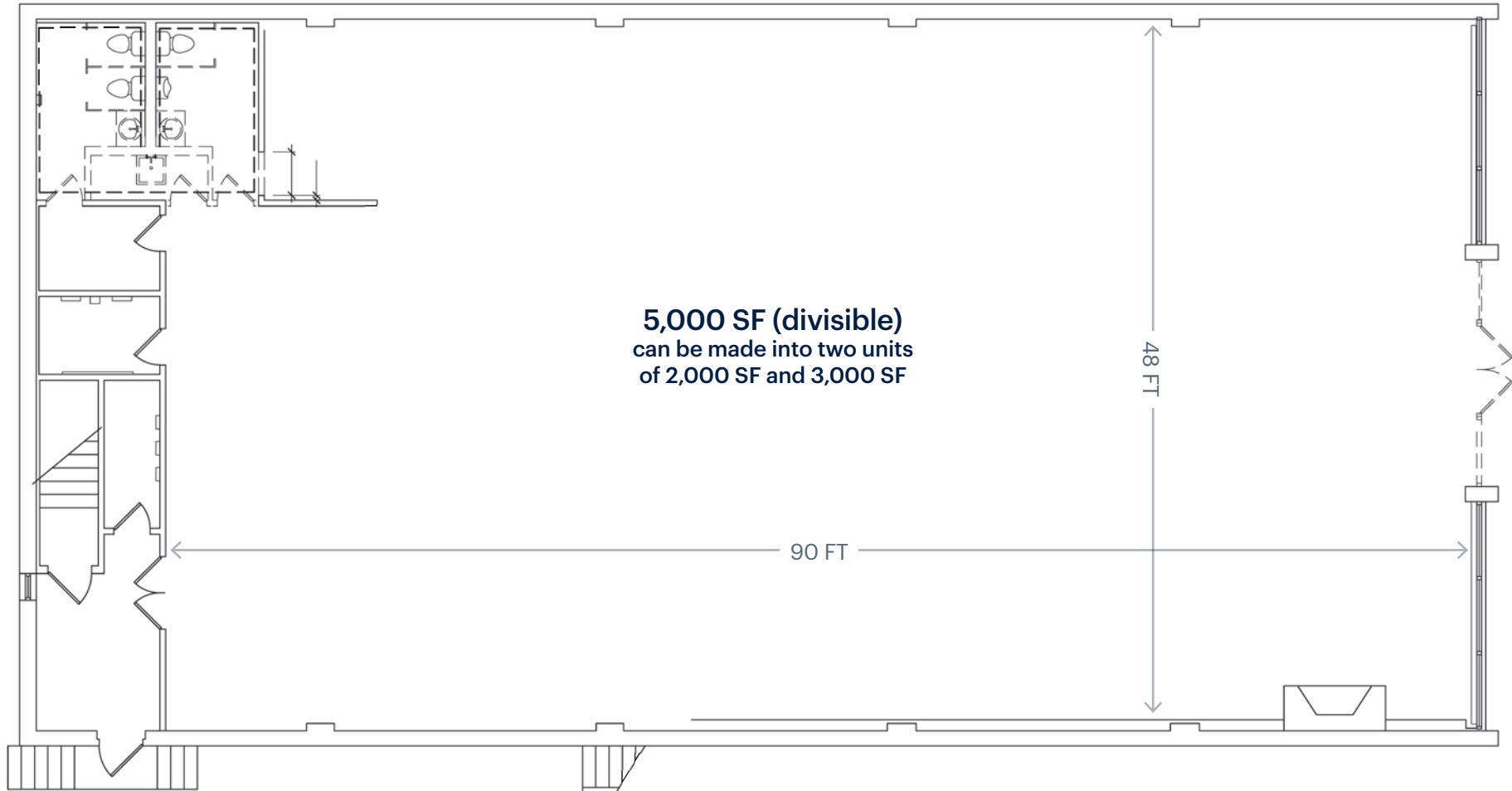
Suite	Tenant	Size
8	Dollar Tree	
9/10	Norma's & Takeout	
11	Tee 4 Nails	
12	Barclay Cleaners	
13	Available	1,500 SF
14	Ensura Cafe	
15	Cherry Grill	

Suite	Tenant	Size
16	Cherry Hill Pizza	
17	Planet Fitness	
18	Available	5,000 SF (divisible)
19	Saladworks	
20	Barclay Dental	
1	2nd Floor Office	446 SF
5	2nd Floor Office	1,344 SF

Suite	Tenant	Size
21	Nothing Bundt Cakes	
22	Indeblue Restaurant	
23	Soka Gakkai Intl	
24	Retail/Medical/Office Development	+52,000 SF
25	Concord Pet	
26	Proposed Pad Site	Up to 2,000 SF
27	Wendy's Coming Soon!	

Floor Plan

Suite 18 - 5,000 SF (divisible)



Retail	5,000 SF Divisible - can be broken into two units of 2,000 SF and 3,000 SF
2nd Floor Offices/ Storage Units	Suite 1 - 446 SF Suite 5 - 1,344 SF
Ceiling Heights	9 FT to the ceiling tiles 11 FT 6 IN to the bar joist

Floor Plan

Suite 13- 1,500 SF



Ceiling Heights

11 FT 6 IN to the bar joist

Deck is at 14 FT

No ceiling grid

Area Retail

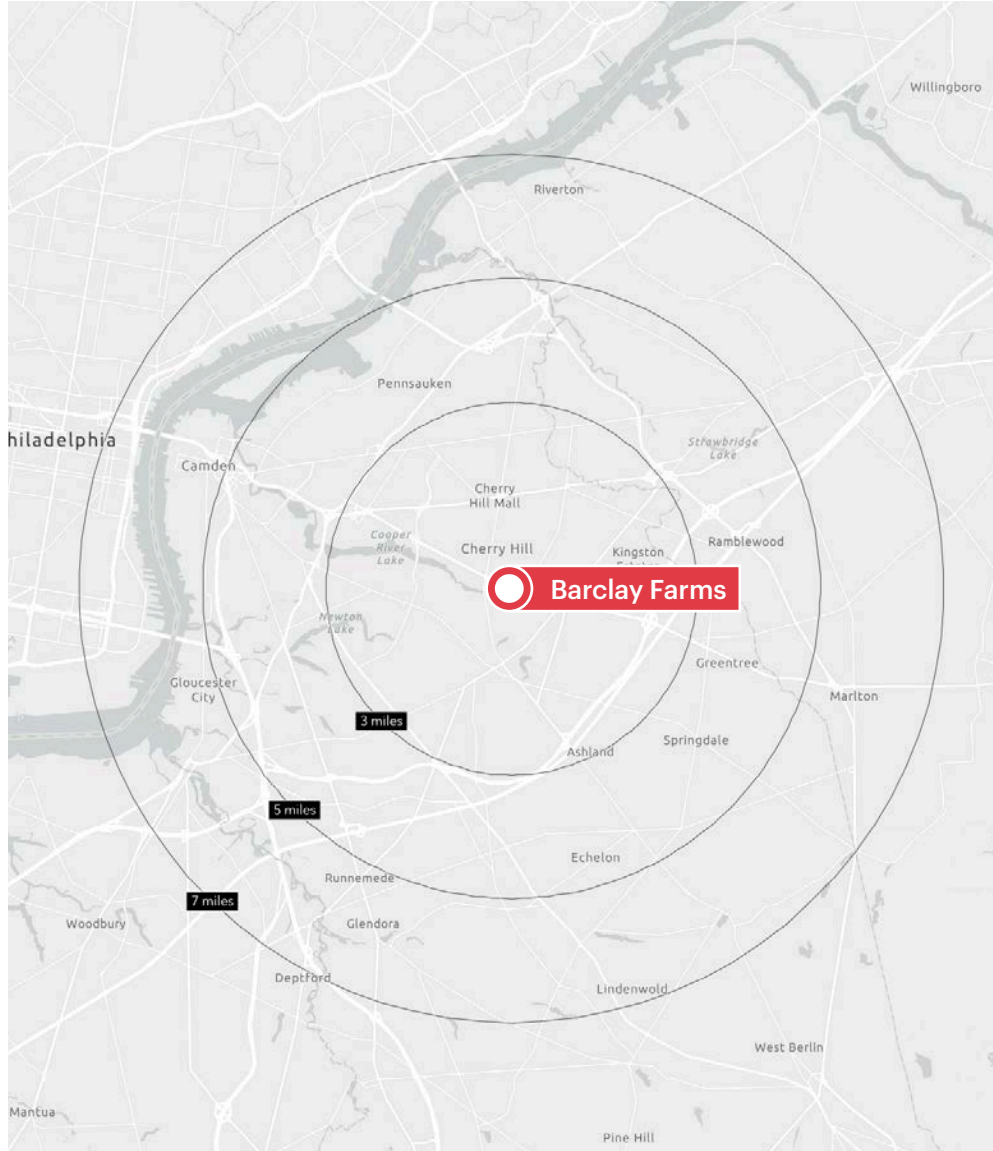


Area Retail



Area Demographics

2025 ESRI Summary Report



1409 NJ-70, Cherry Hill, NJ

	3 miles	5 miles	7 miles
Total Population	95,731	285,299	508,867
Total Households	38,506	115,928	200,120
Average Household Income	\$154,736	\$140,674	\$127,904
Median Household Income	\$113,324	\$104,718	\$93,820
% Population with Bachelors +	57.5%	50.8%	42.7%
Daytime Population	120,032	306,722	524,969
Total Daytime Employees	74,855	171,649	271,637
Total Businesses	5,566	13,497	19,271