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

**FOR  
LEASE**



**THE TUSCANY MARKETPLACE**  
**1990 NJ-70 CHERRY HILL, NJ 08003**



# OFFERING SUMMARY

**Asking Lease Rate: \$19/SF NNN (NNN=\$7.25/SF)**

**Size Available:**

Suite A: +/- 3,096 SF

Suite B: +/- 2,682 SF

Suite C: +/- 2,891 SF

**Zoning: B2**

**Parking: +/- 400 Spaces**

**Signage: Monument & Facade**



## PROPERTY HIGHLIGHTS

+ Last remaining vacancy in well-established retail center located on heavily trafficked Route 70 on the heart of Cherry Hill. The +/- 3,096 SF former dance studio is ideal for any fitness-type user, general retail, or a medical/dental office

+ The center is under new management with plans to upgrade and renovate much of the facade, landscaping, and pavers. Additional upgrades/renovations include LED lighting, parking lot repaving, common area improvements, among others. New ownership is also planning to host community centered events at the complex

+ The center is home to a diverse roster of co-tenants including New Balance, Toscana Restaurant of Cherry Hill, Xplosive Sports Academy and Irma's Bridal among others



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# DEMOGRAPHICS

KEY	
<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,485	82,063	212,434
PROJECTED 2028	11,570	82,650	214,459

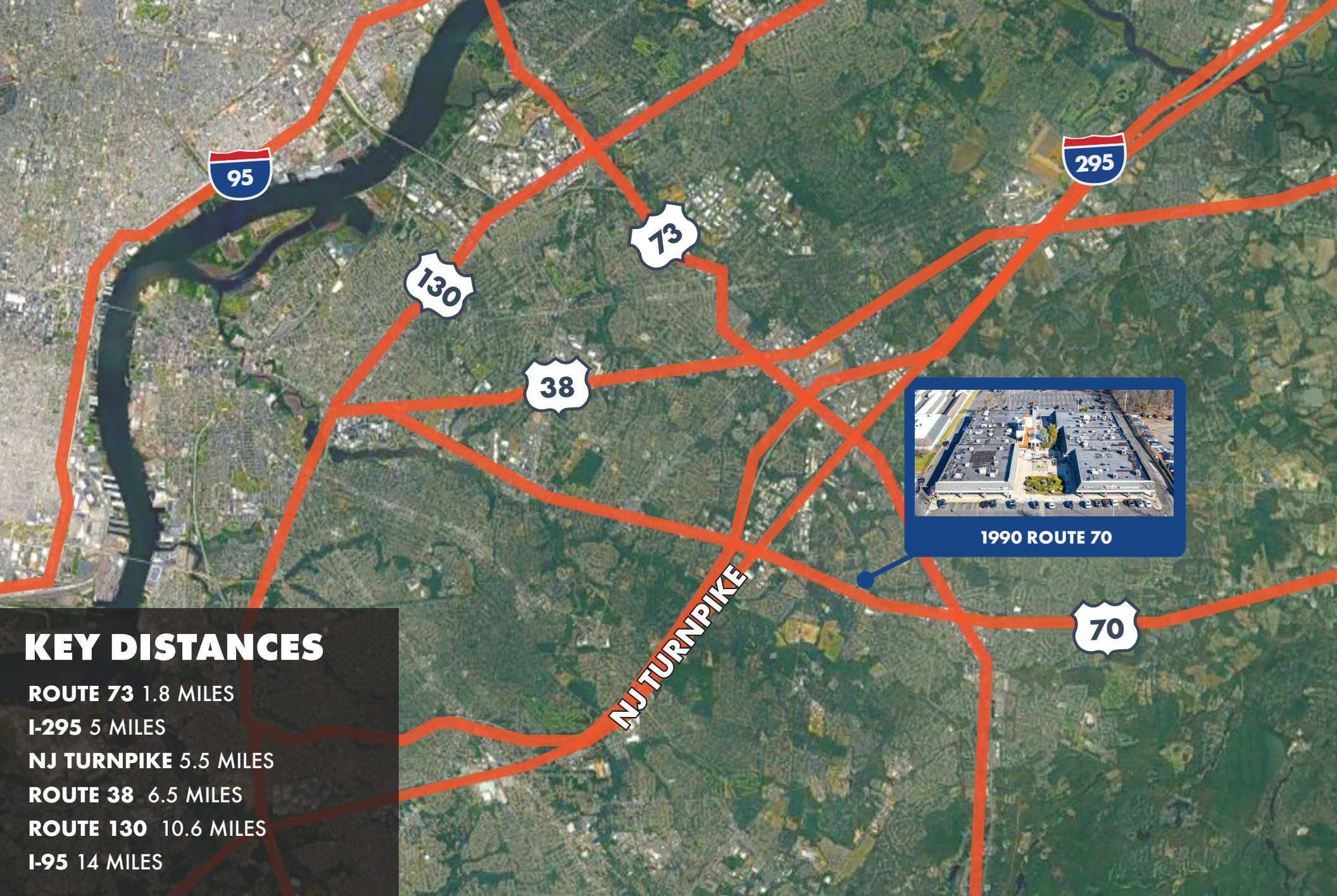
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,382	31,675	83,511
PROJECTED 2028	4,412	31,924	84,326

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$152,109	\$141,239	\$135,445
MEDIAN INCOME	\$129,454	\$117,059	\$110,138



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## KEY DISTANCES

- ROUTE 73 1.8 MILES
- I-295 5 MILES
- NJ TURNPIKE 5.5 MILES
- ROUTE 38 6.5 MILES
- ROUTE 130 10.6 MILES
- I-95 14 MILES



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# NEARBY AMENITIES

## DINING

- Chick-fil-A
- Dunkin
- Heritage Square Shopping Center
  - GoodLife
  - Kyuramen
  - Pancheros Mexican Grill
- Farm & Fisherman
- McDonald's
- Megu Sushi
- Pho Viet
- PJ Welihan's Pub + Restaurant
- Raising Canes
- Starbucks

## RETAIL/GROCERY

- ALDI
- Barnes & Noble
- CVS
- EZ Drop Cleaners
- FedEx
- Firestone
- Kohls
- Midas
- ShopRite of Marlton
- Staples
- Trader Joes
- Verizon
- Wawa



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# PROPERTY HIGHLIGHTS

SPACE 1



SPACE 2



FACADE SIGNAGE



MONUMENT SIGNAGE



COURTYARD



PARKING



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# FLOOR PLAN



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