

# 1401 ROUTE 70 E

CHERRY HILL, NEW JERSEY



## MSC

10,040, 1,155 AND 1,236 SQ FT SPACES  
AVAILABLE FOR LEASE







# 1401 ROUTE 70 E

## JOIN THESE NEARBY TENANTS



## PROPERTY DETAILS

- ▶ South Jersey Medical Center - zoning permits: medical, office, retail, daycare
- ▶ Well positioned on State Highway Rt. 70 and Kings Highway surrounded by densely populated neighborhoods, shopping centers, and office buildings
- ▶ 3 separate spaces available 10,040 sq ft, 1,155 sq ft and 1,236 sq. ft. each space has private bathrooms and sinks
- ▶ Immediate access to Rt. 295 and within close proximity to all local hospital systems  
Excellent visibility, parking and strong demographics and income
- ▶ Traffic Count: 54,623 AADT

## DEMOGRAPHICS

### EST. POPULATION

1 mi **9,605**  
3 mi **93,664**  
5 mi **275,012**

### EST. EMPLOYEES

1 mi **10,795**  
3 mi **87,993**  
5 mi **176,190**

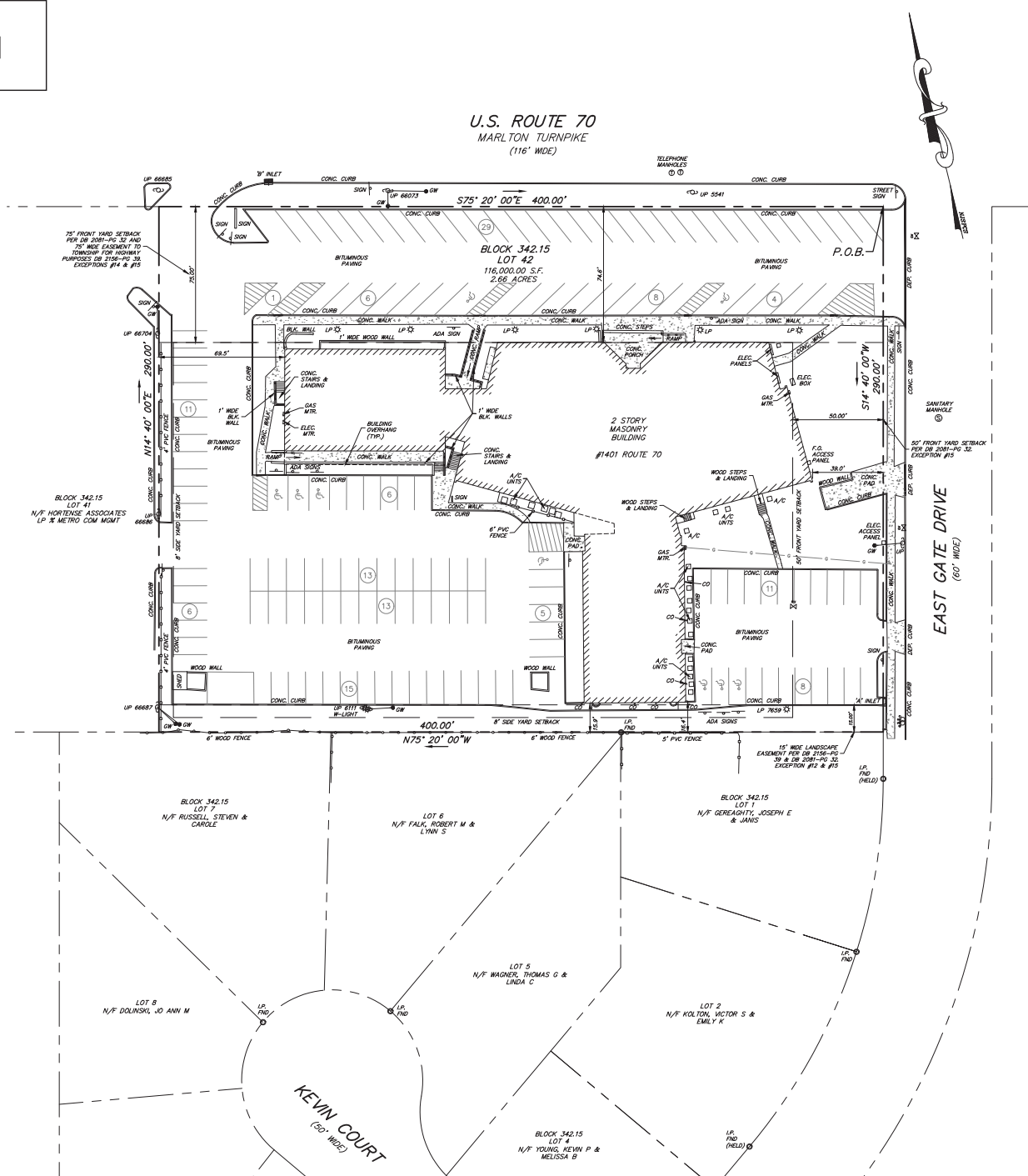
### EST. HOUSEHOLDS

1 mi **3,664**  
3 mi **36,906**  
5 mi **109,495**

### EST. MED HH INCOME

1 mi **\$108,871**  
3 mi **\$109,874**  
5 mi **\$100,115**

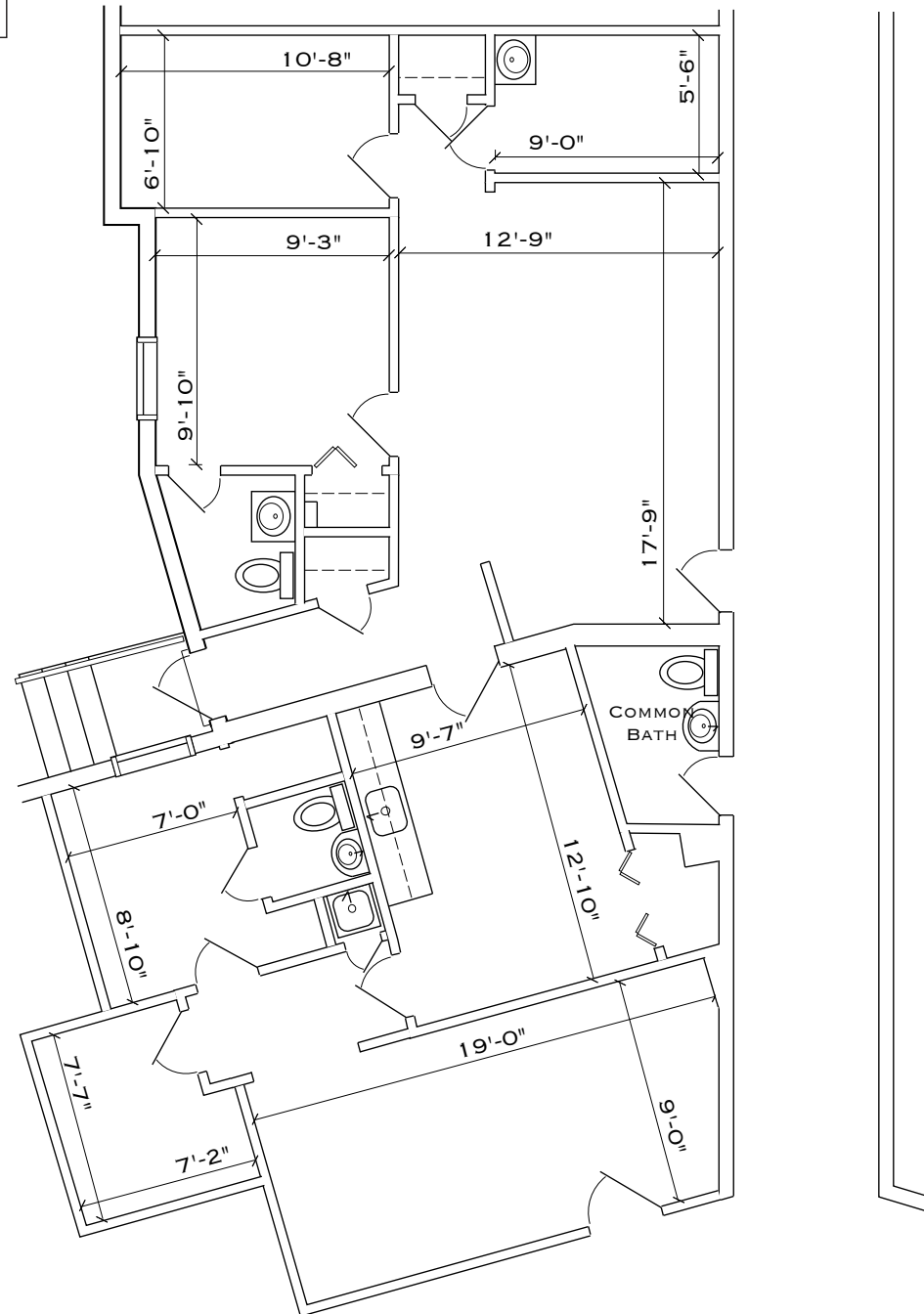
# SITE PLAN



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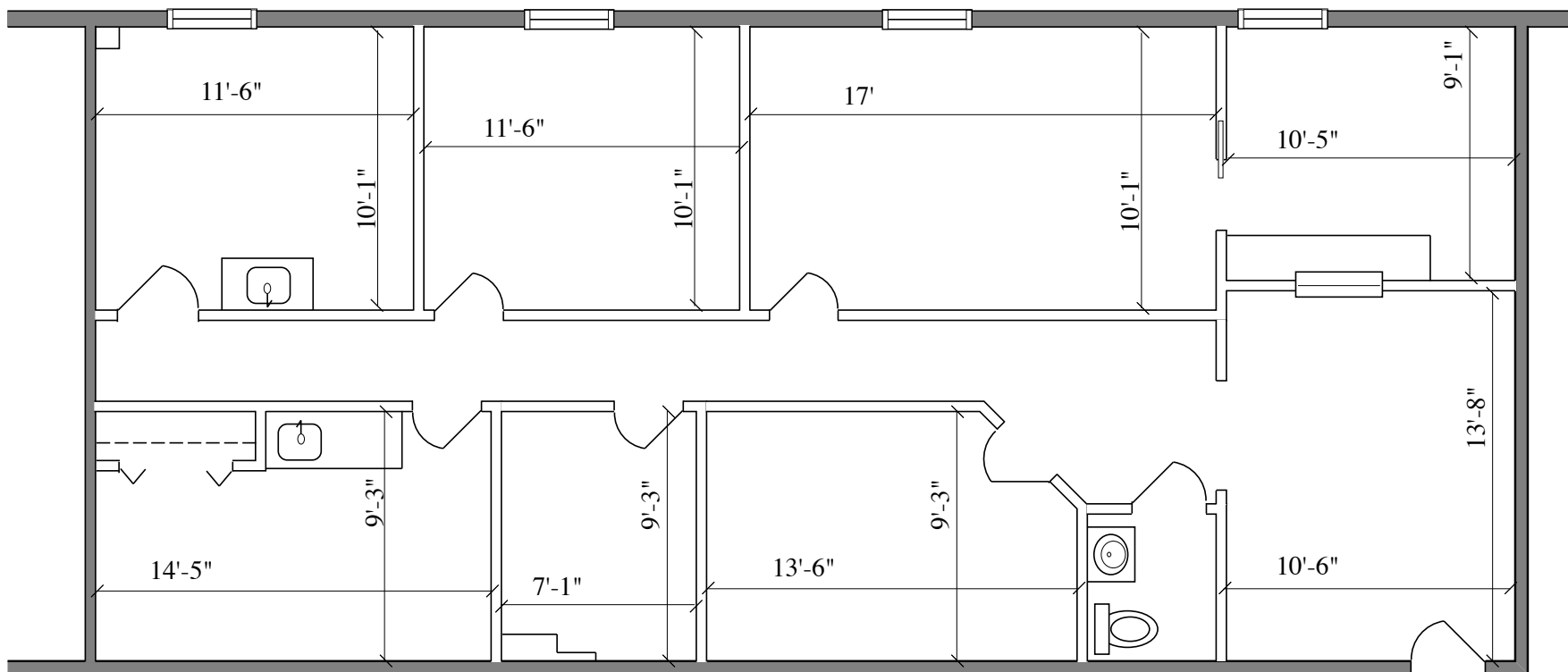
# MSC

# SUITE 8 - 1,155 SF





## SUITE 22 - 1,236 SF



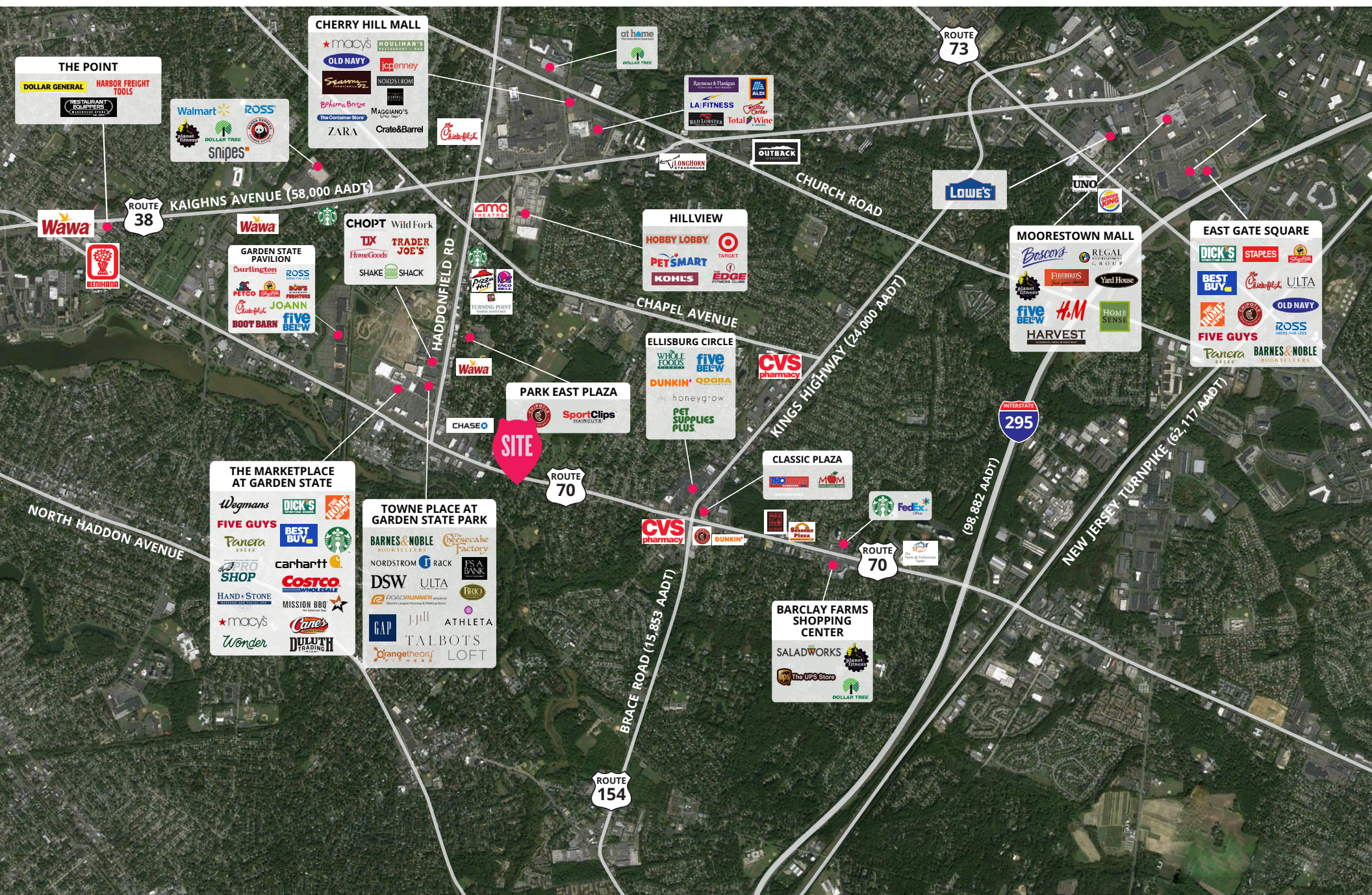


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# MSC



# AERIAL





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