

# 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



honeygrow

QDOBA  
MEXICAN EATS

Walmart  
Supercenter

DAVE'S HOT CHICKEN®

SHAKE SHACK®



KOHL'S

Burlington

## 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**

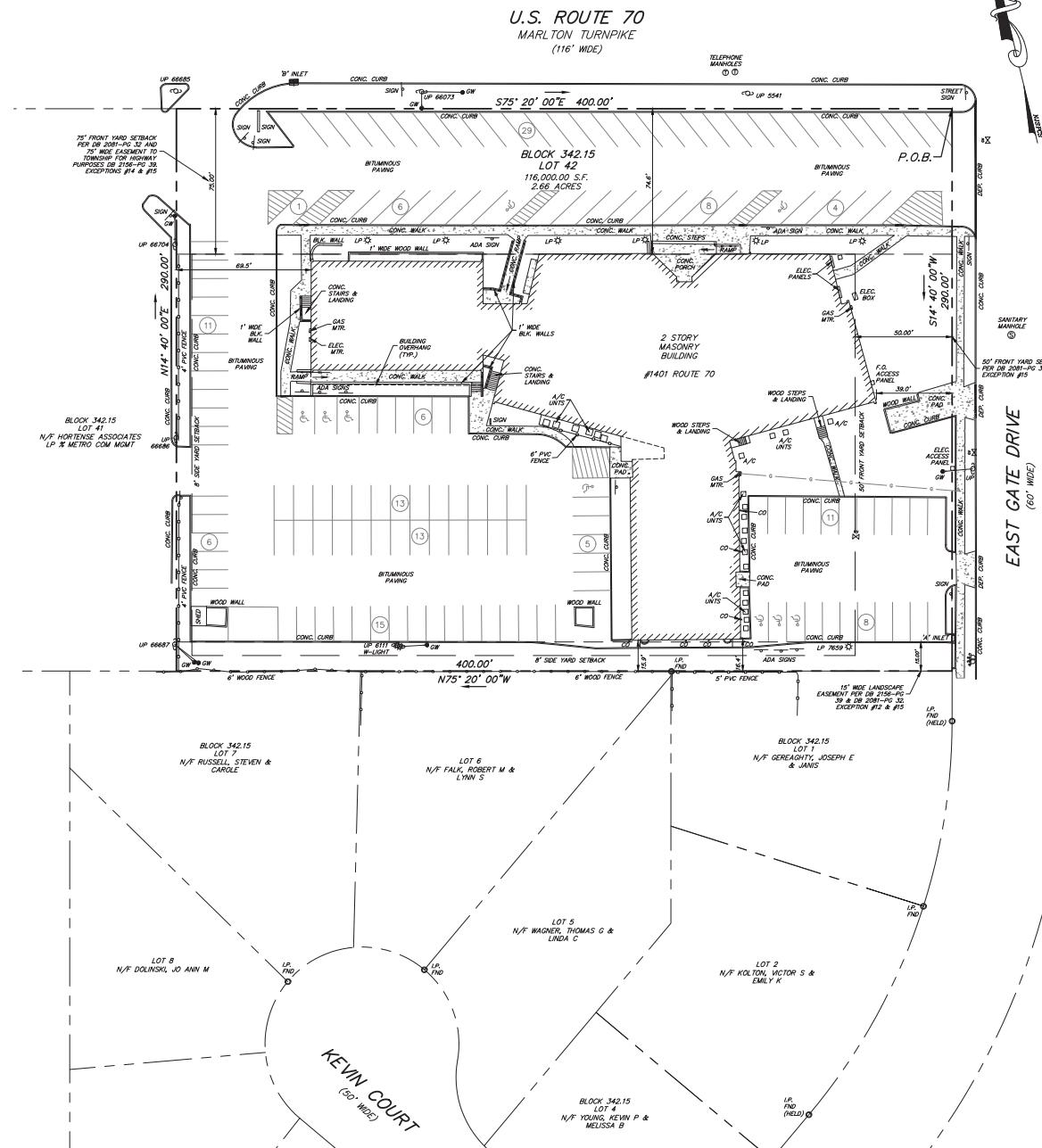
### EST. MED HH INCOME

1 mi **\$108,871**

3 mi **\$109,874**

5 mi **\$100,115**

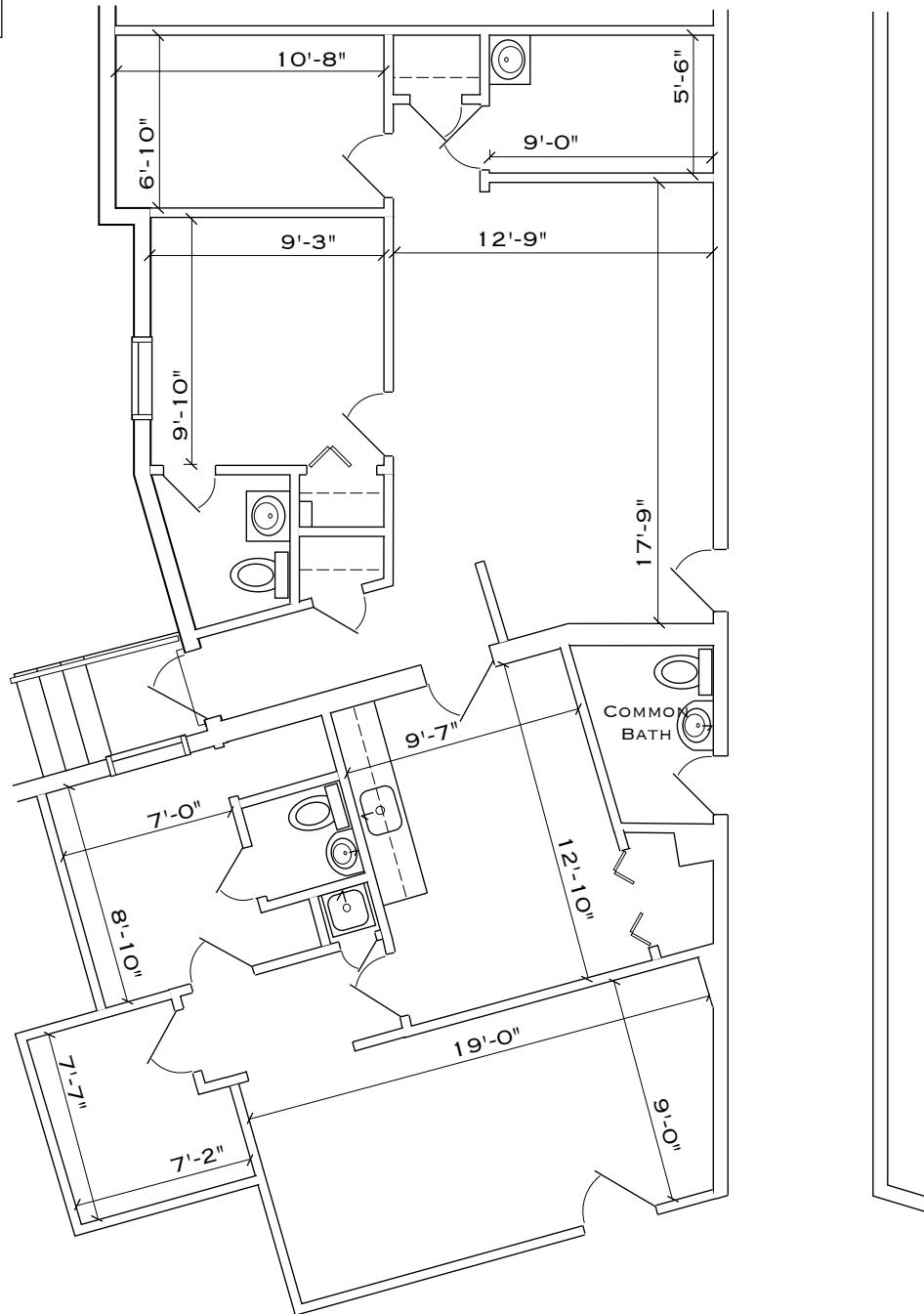
# SITE PLAN



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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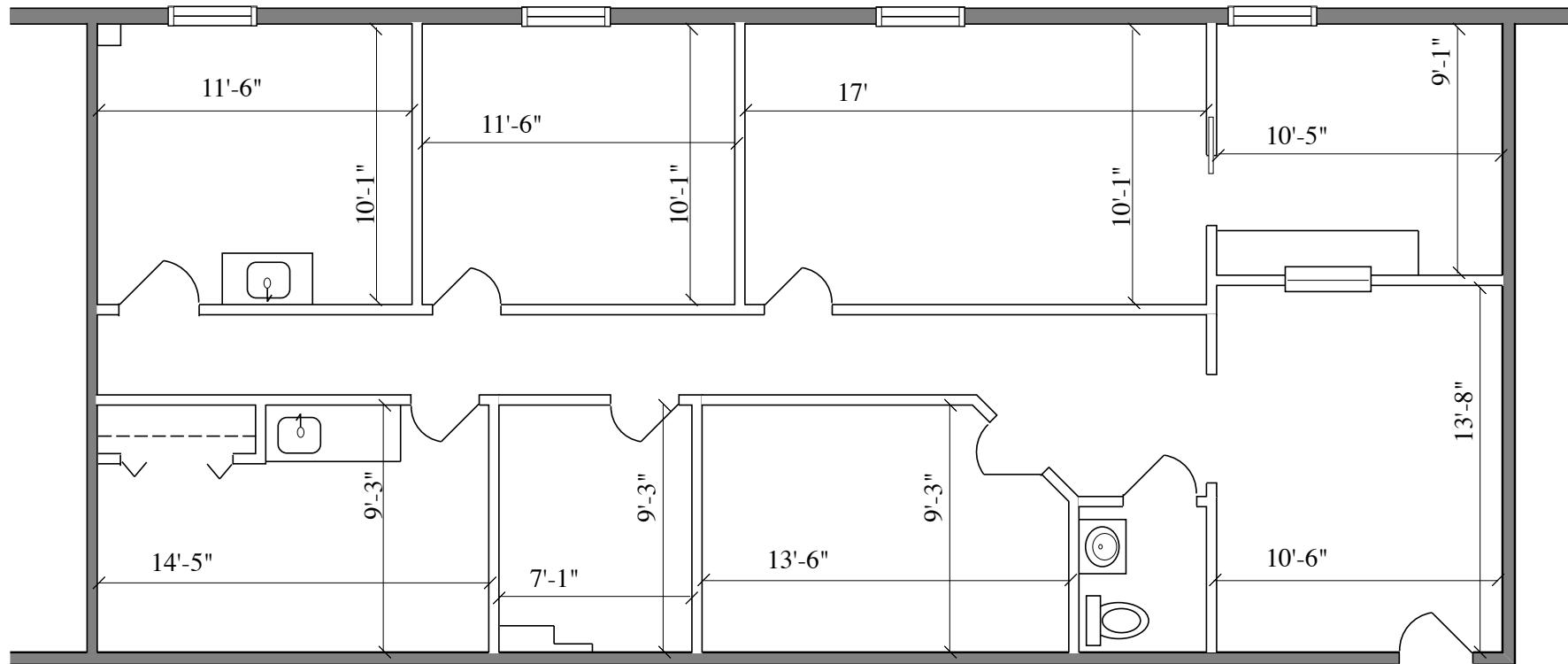
SUITE 8 - 1,155 SF



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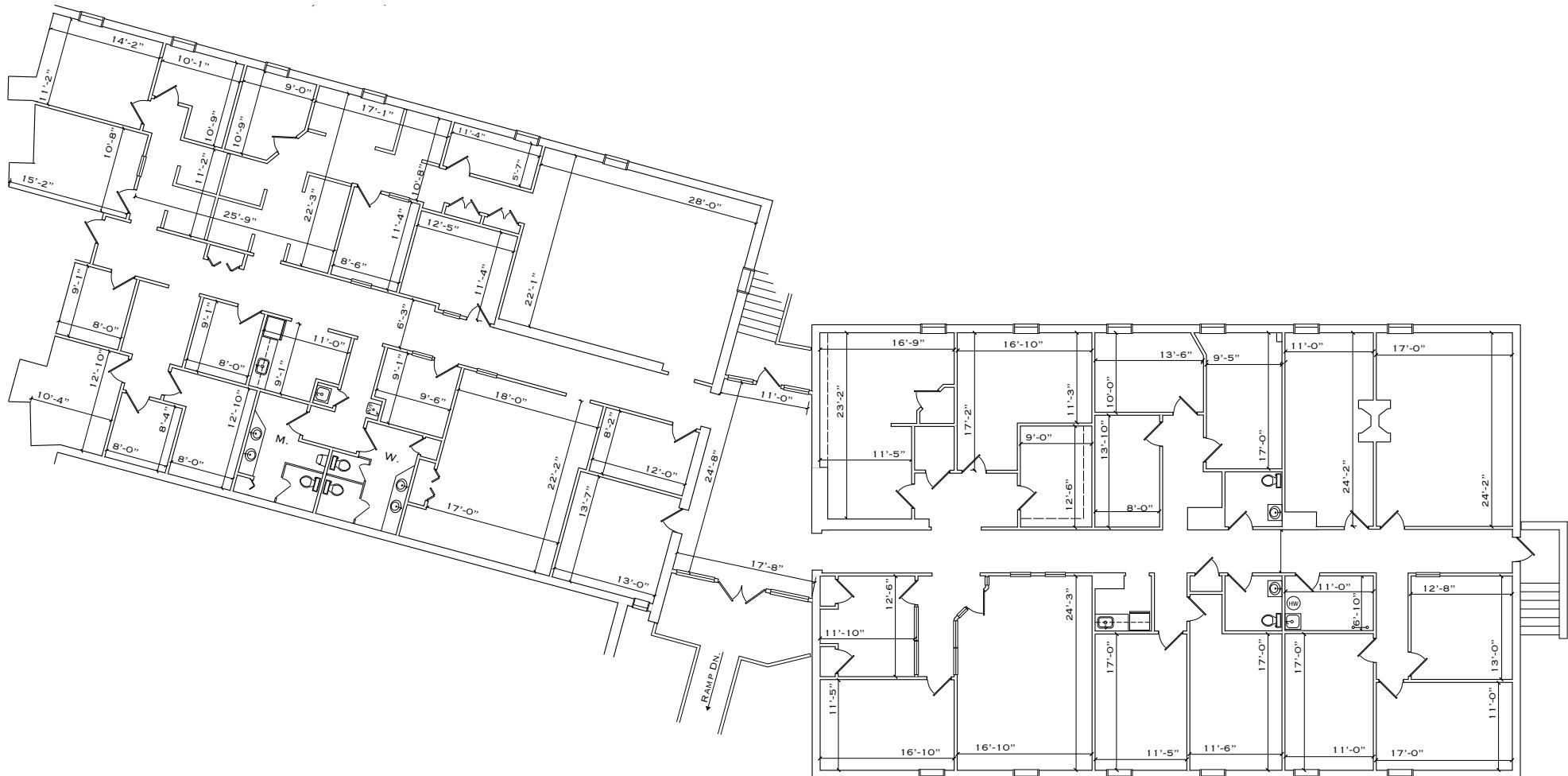
SUITE 22 - 1,236 SF



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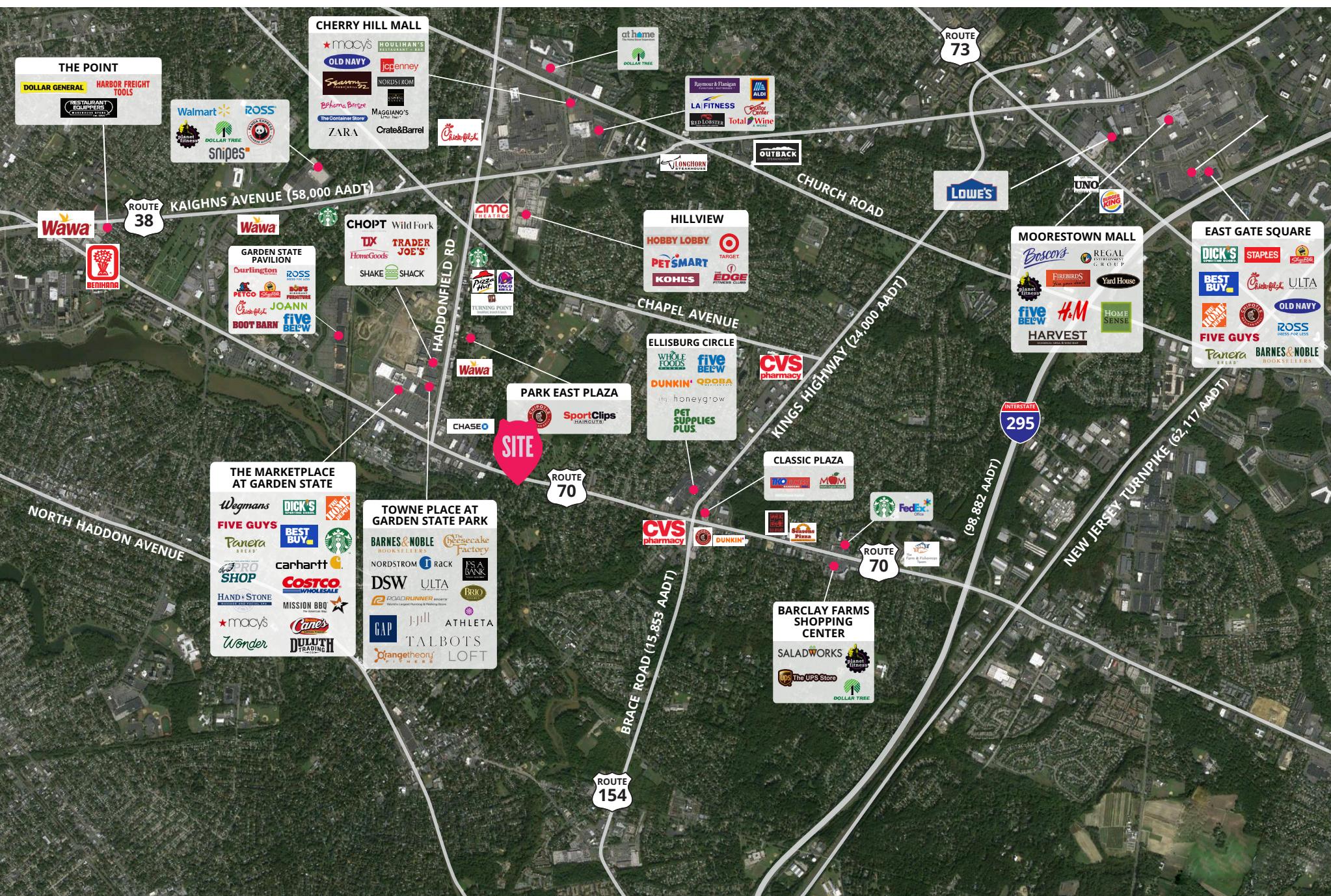
## OFFICE SPACE - 10,040 SF



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# AERIAL



# MSC

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