



Office Building for Sale: 4,881 SF

Recently Renovated & Well Located

295 Route 70
Cherry Hill, New Jersey



DEMOGRAPHICS / FEATURES

- Phenomenal location fronting Rt 70 with traffic counts over 55,000 cars per day.
- Separate access into each suite from the exterior.
- Large pylon signage visible to motorists on Rt 70.
- Ample parking for building's tenants.
- Recently renovated.
- Landmark location next to Ponzio's Diner.

Demographics	1- Mile	3- Mile	5- Mile
<u>Population:</u>	12,447	107,752	315,029
<u>Households:</u>	5,047	43,917	124,847
<u>Avg HH Income:</u>	\$129,657	\$154,959	\$132,747
<u>Daytime Population:</u>	9,508	58,905	165,369

CONTACT INFORMATION

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Licensed Real Estate Broker

295 Route 70 Cherry Hill, New Jersey

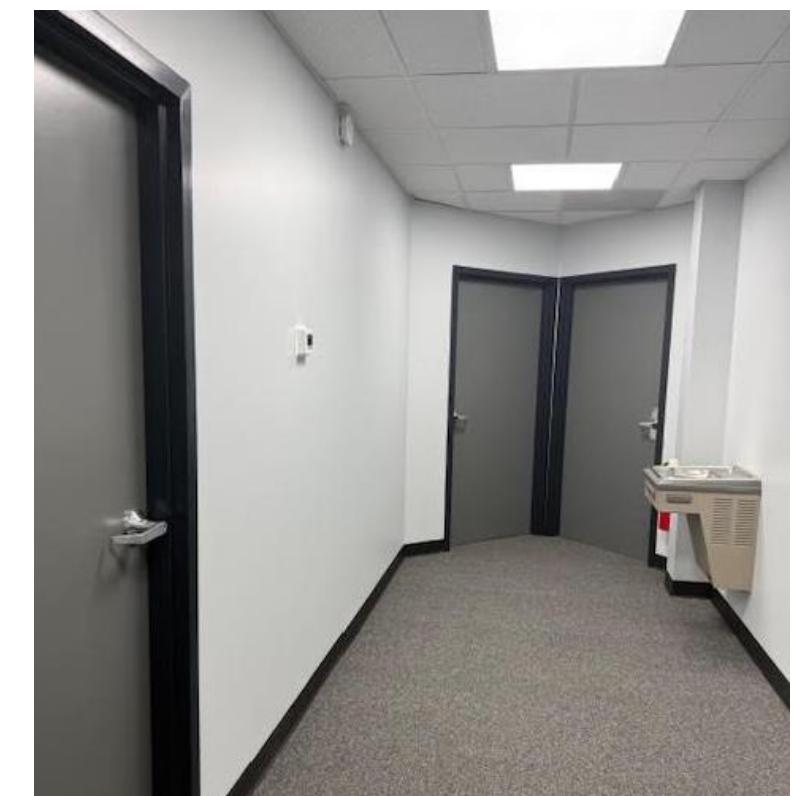
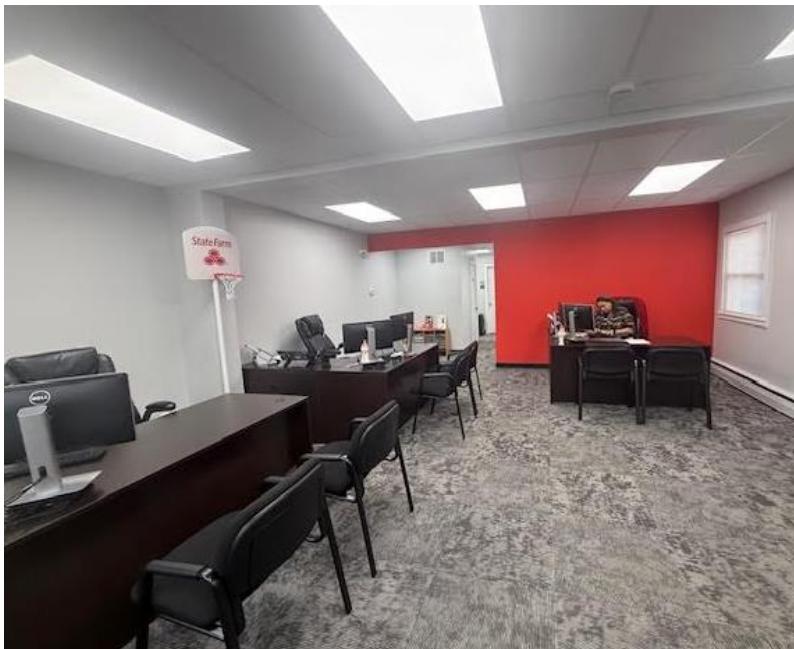




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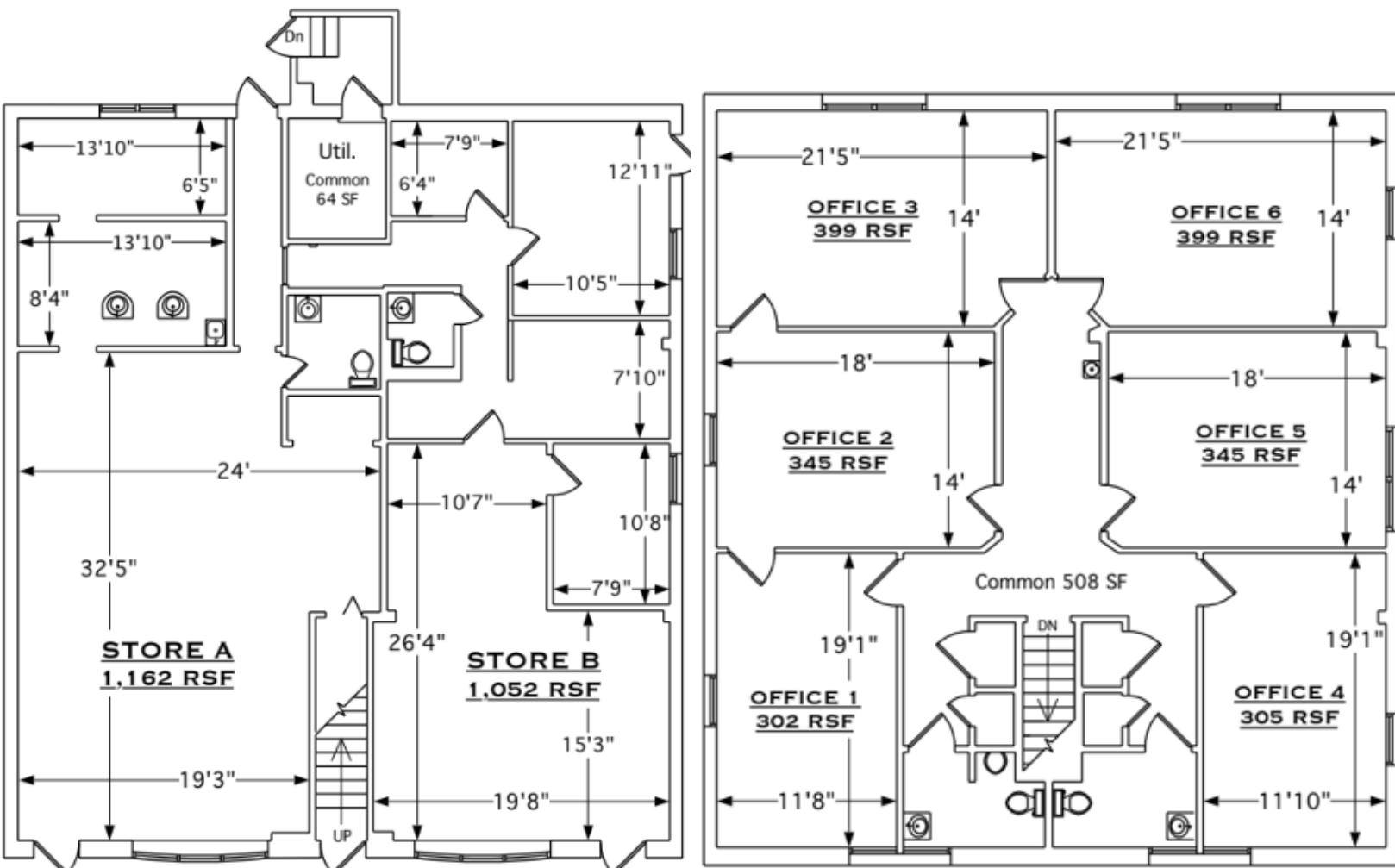
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Rentable SF Includes - Common Area Factor = 2.976%

Rentable SF Includes - Common Area Factor = 32.01%