

PRIME OFFICES FOR LEASE

1873 ROUTE 70 EAST, CHERRY HILL, NJ, 08003

HERITAGE SQUARE OFFICE CENTER



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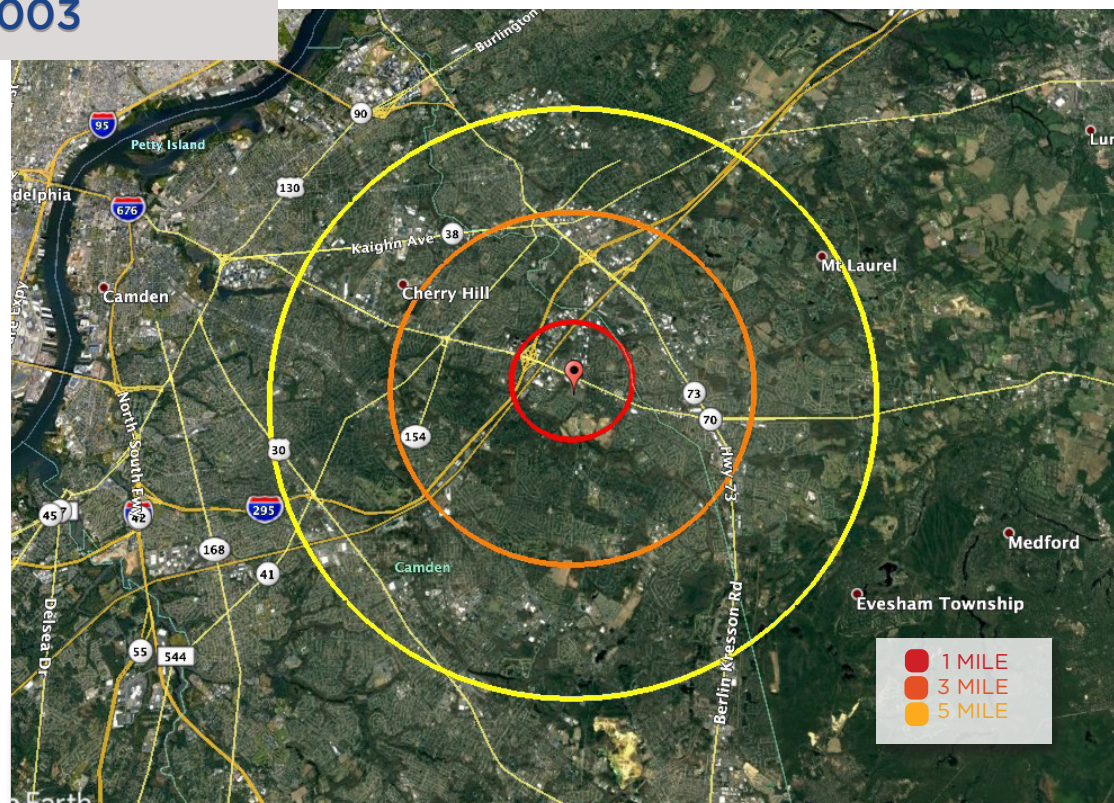
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Property Highlights

- Size/SF Available:** +/- 1,000 - 17,830 RSF
- Asking Lease Rate:** \$17.50/RSF gross plus electric
- Utilities:** Separately metered
- Signage:** Lobby directory & suite signage
- Parking:** 4.85/1,000 on-site parking
- Occupancy:** Immediately

Property/Area Highlights

- + Heritage Square Office Center is centrally located along Route 70 (Marlton Pike) in Cherry Hill; the office building features newly renovated office suites ranging from +/-1,000 RSF to +/- 17,830 RSF
- + The building is in close proximity to all major regional thoroughfares including I-295, the NJ Turnpike and Routes 70 and 73
- + Heritage Square Office Center also features ample parking, pylon signage on Route 70, 24/7 secure access, and outdoor patio; the building is within walking distance to numerous amenities including restaurants, healthcare facilities, and retail shopping centers



2020 DEMOGRAPHICS

ESTIMATED POPULATION:

ESTIMATED HOUSEHOLDS:

AVERAGE HOUSEHOLD INCOME:

1 MILE

3 MILE

5 MILE

9,517

83,205

223,740

3,568

32,290

88,324

\$135,039

\$122,265

\$116,274

TRAFFIC COUNT (RT 70): 52,085 VPD

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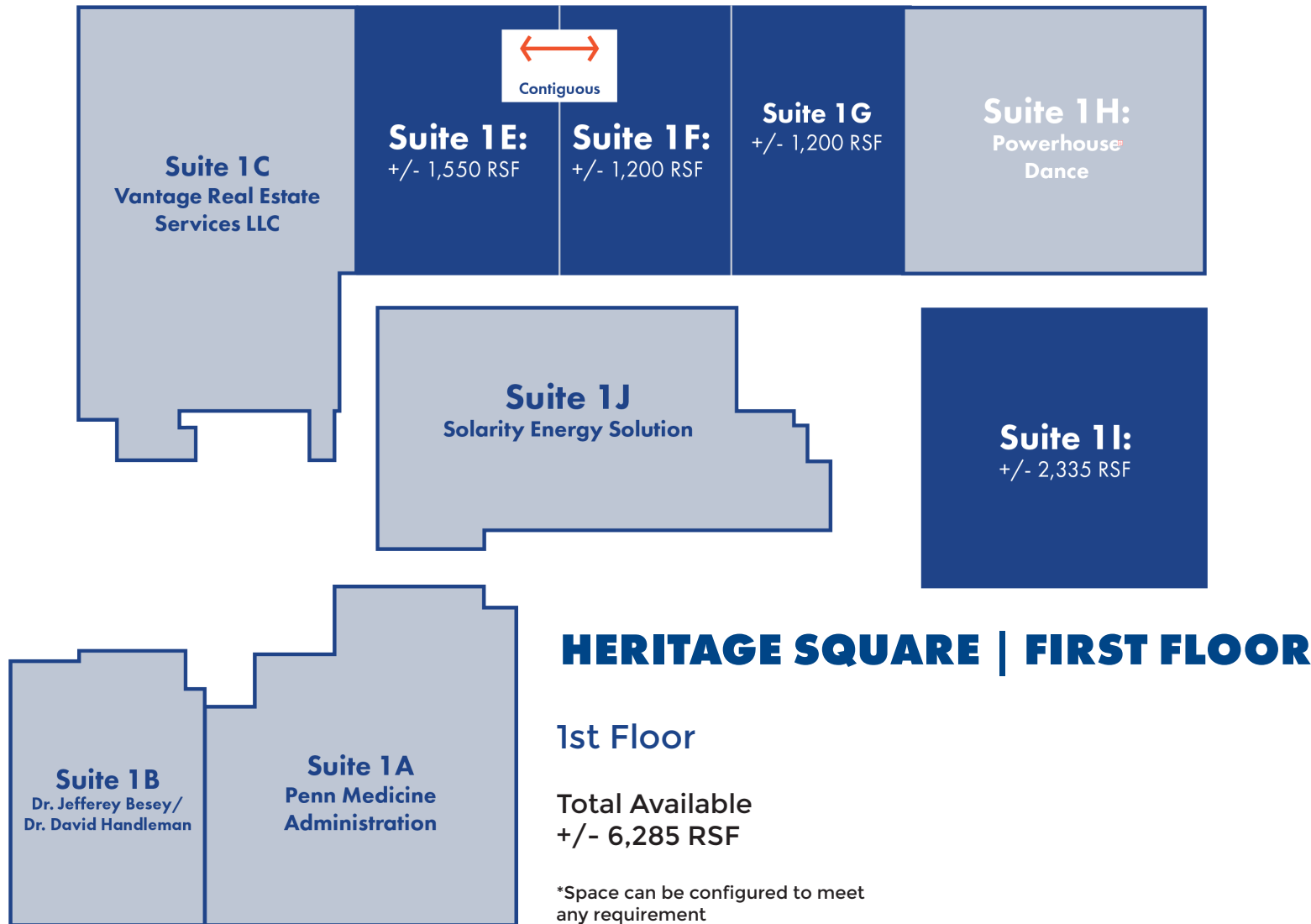
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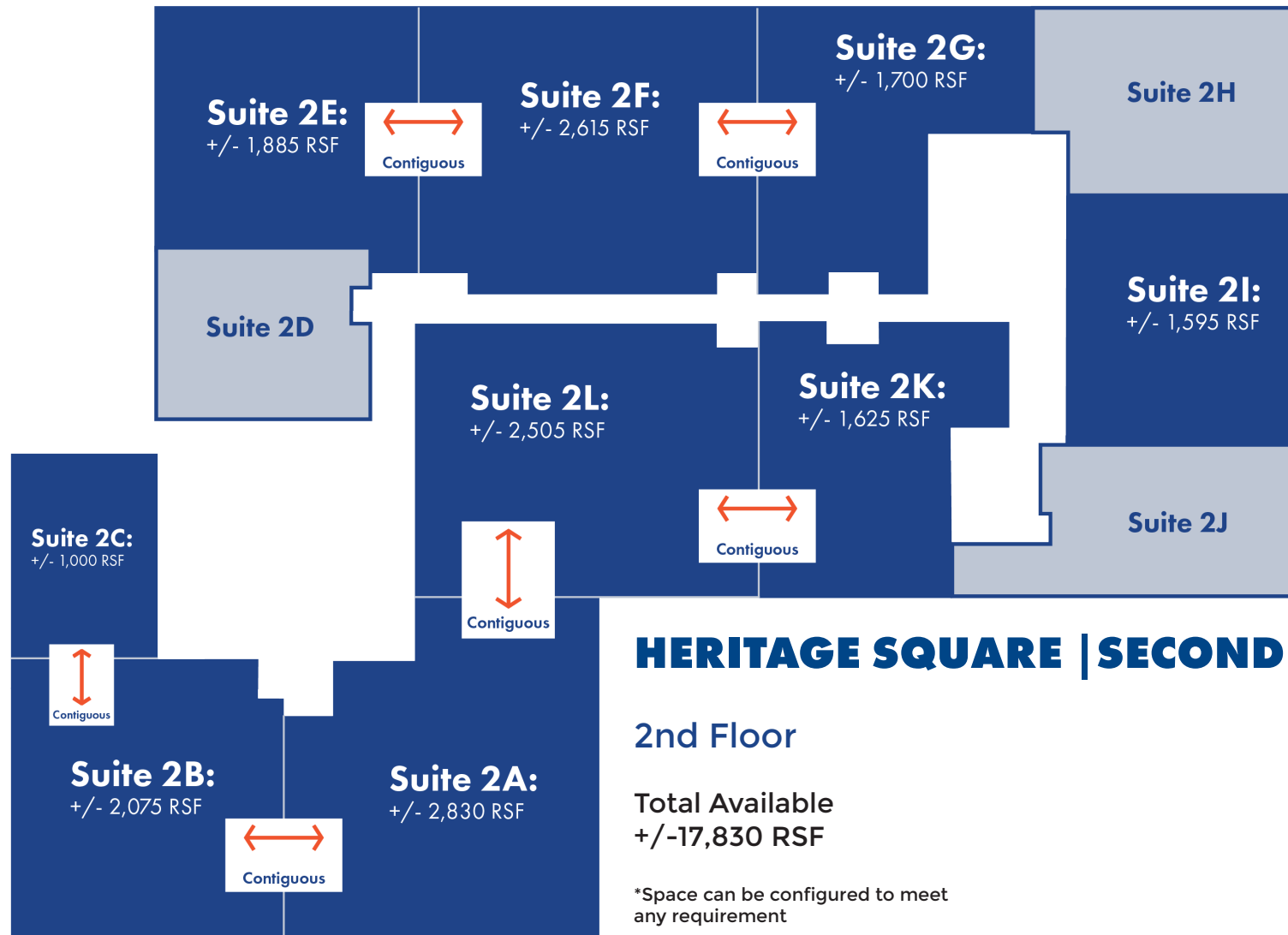
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