



DENTAL/MEDICAL CONDO FOR SALE

# ATRIUM MEDICAL BUILDING

📍 1910 MARLTON PIKE EAST, SUITE 8, CHERRY HILL, NJ 08003

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

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# OFFERING SUMMARY



## CONDO SIZE

+/- 1,140 SF



## SALE PRICE

\$225,000



## SIGNAGE

Directory and suite signage



## PARKING

+/- 110 spaces



# AREA HIGHLIGHTS

- ✓ Full fit-out dental condo for sale. The space includes 4 operatories, private office, lab/sterilization area, 2 restrooms, and reception area. Plumbing throughout. Easily converted to a traditional medical office
- ✓ Desirable dental/medical/professional condo located along heavily trafficked Marlton Pike East (Route 70). Co-tenants include oral and maxillofacial surgery, Dentistry for Special People, and the Center for Emotional Health
- ✓ The condo is in close proximity to multiple retail centers, restaurants and professional complexes and is easily accessible from Routes 73 and 38, I-295 and Springdale Road. The building is situated among high demographic residential neighborhoods



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	7,884	77,889	214,896
2027 POPULATION PROJECTION	7,983	78,250	215,914
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,927	30,049	84,822
2027 HOUSEHOLD PROJECTION	2,960	30,216	84,822
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$158,659	\$137,287	\$129,294
MEDIAN HOUSEHOLD INCOME	\$138,395	\$111,552	\$102,553
TRAFFIC COUNT	54,517 VPD		

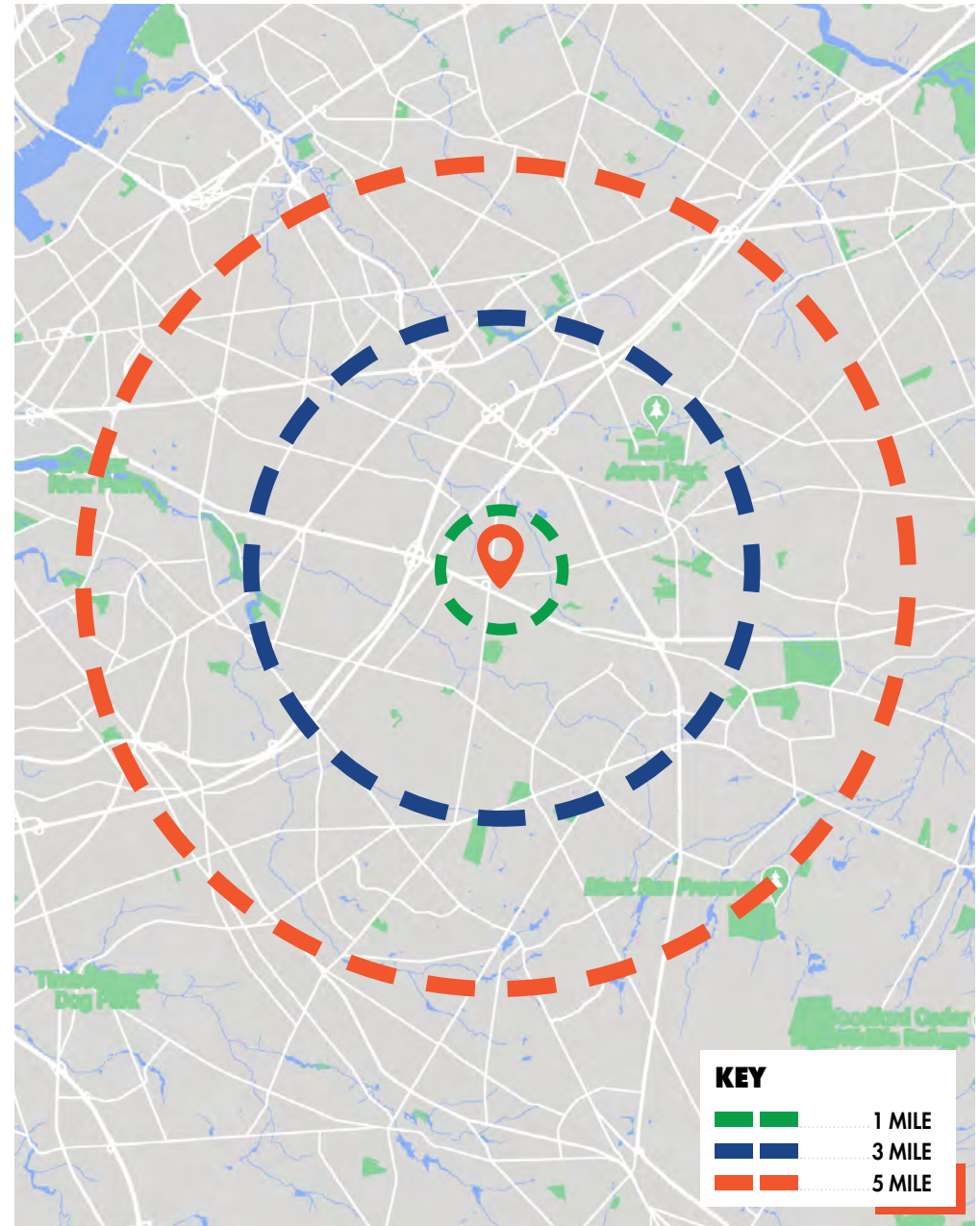
# KEY DISTANCES

**I-295**  
1.4 MILES

**ROUTE 73**  
1.7 MILES

**NJ TURNPIKE**  
3.2 MILES

**BEN FRANKLIN BRIDGE**  
11 MILES



**KEY**

- - - - - 1 MILE
- - - - - 3 MILE
- - - - - 5 MILE



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# NEARBY AMENITIES

## DINING

- Cherry Hill Pointe
  - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
  - GoodLife
  - Kyuramen
  - Pancheros Mexican Grill
- McDonald's
- PJ Welihan's Pub + Restaurant
- Tuscany Marketplace
  - Bobby Chez Famous Crab Cakes
  - Megu Sushi & Hibachi
  - Miel Patisserie & Café

## RETAIL

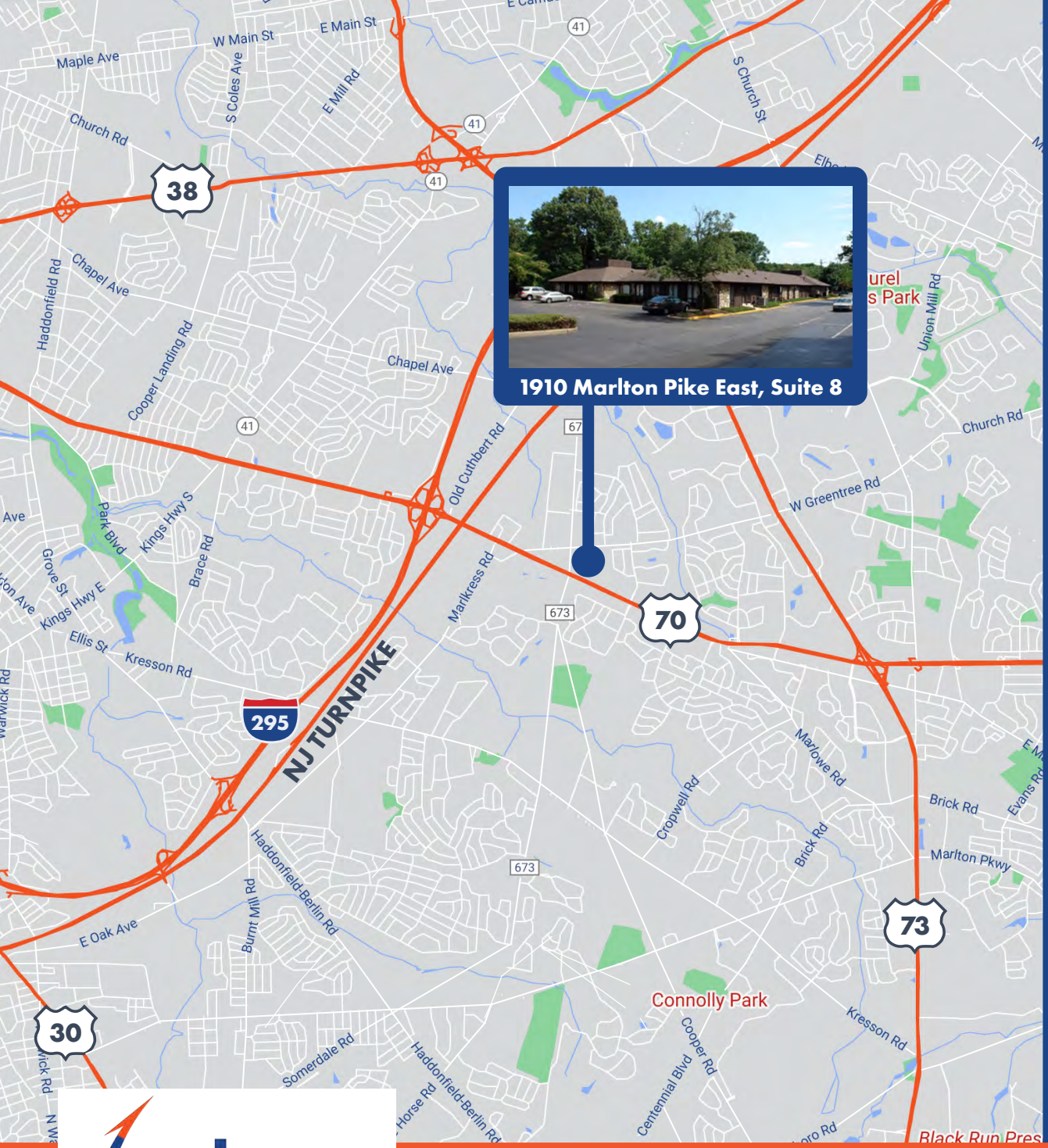
- Barnes & Noble
- Bridal Garden
- Cherry Hill Pointe
  - ARC Document Solutions
  - Philadelphia Hand to Shoulder Center
  - Relax The Back
  - Tiffany Nail
  - William Robert Salon
- CVS
- EZ Drop Cleaners
- Firestone
- Heritage Square Shopping Center
  - Cho's Salon
  - MCA Travel
  - Spivak Jewelers
- Midas
- ShopRite of Marlton
- Staples
- Tuscany Marketplace
  - Crown Trophy
  - Huntington Learning Center
  - Irma's Bridal
  - Louis Christian Robert John Salon
  - New Balance
  - Revamp Medical Spa
  - School of Rock
- Verizon
- Wawa
- Woodstock Trading Company

## MEDICAL

- Advocare South Jersey Pediatrics
- Cooper Cherry Hill
- Holdbrook Pediatric Dental
- My Orthodontist
- Penn Medicine
- Virtua Female Pelvic Medicine



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