



2200 ROUTE 70 W

CHERRY HILL, NJ

**10-ACRE LAND SITE
AVAILABLE FOR SALE
(7.4 ACRES USABLE)**

Zoned Regional
Business (B4) in
Cherry Hill Township

ROUTE 70 WEST
52,728 VPD

GARDEN STATE BLVD



PROPERTY DETAILS

100% Location - extremely high profile, high traffic 10-acre land site (7.4 acres usable) on heavily travelled Route 70 (52,728 ADT). The property is zoned Regional Business (B4) in Cherry Hill Township; permitted uses include Retail, Service, Office, Multi-Family Residential, Civic, Entertainment, Recreation, and Cultural.



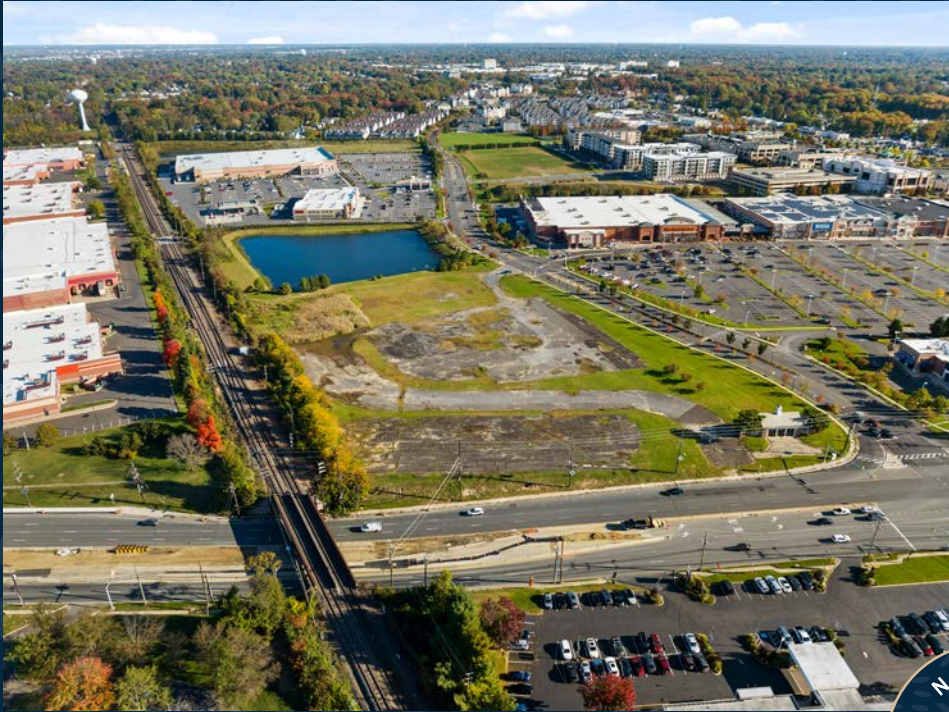
LOCATION

Excellent visibility and accessibility. Adjacent to Marketplace at Garden State Park, Towne Place at Garden State Park, and Garden State Pavilions; in proximity to the high performing 1.2M SF Cherry Hill Mall.



SURROUNDING AREA

The immediate Cherry Hill trade area stretches from Gloucester City along the Delaware River to Maple Shade in Burlington County, but Cherry Hill proper is its economic core. A prominent Edge City, Cherry Hill is home to South Jersey's largest super-regional mall as well as a significant cluster of other prominent retail and office space. Cherry Hill's value proposition lies in its road networks; I-295 shuttles traffic through South Jersey and the New Jersey Turnpike connects the region to New York and Wilmington. NJ Route 70 and NJ Route 38 both form major retail and commercial corridors, linking Cherry Hill to nearby Philadelphia. In the western portion of the trade area, I-76/I-676 connect South Jersey with South and Center City Philadelphia.

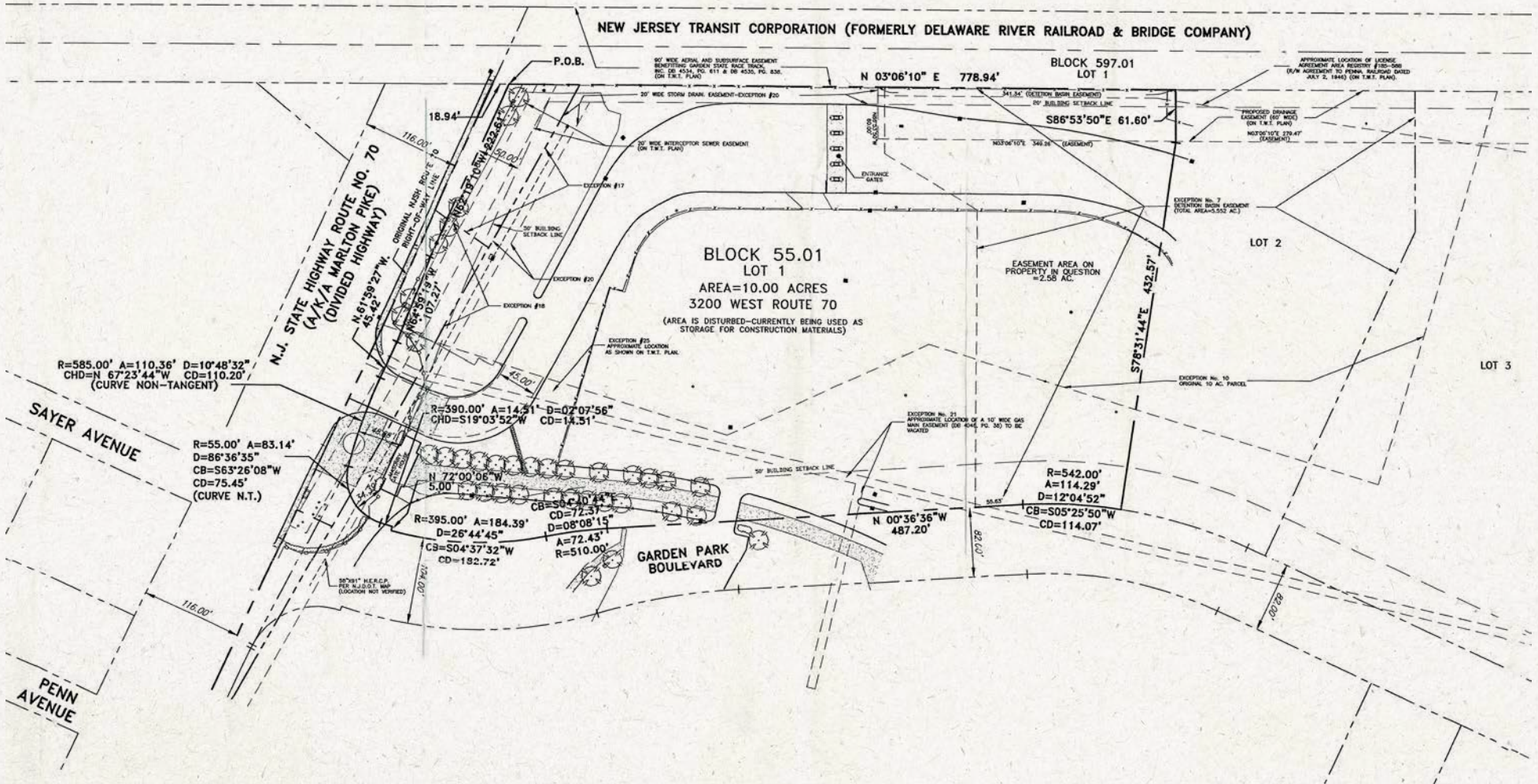


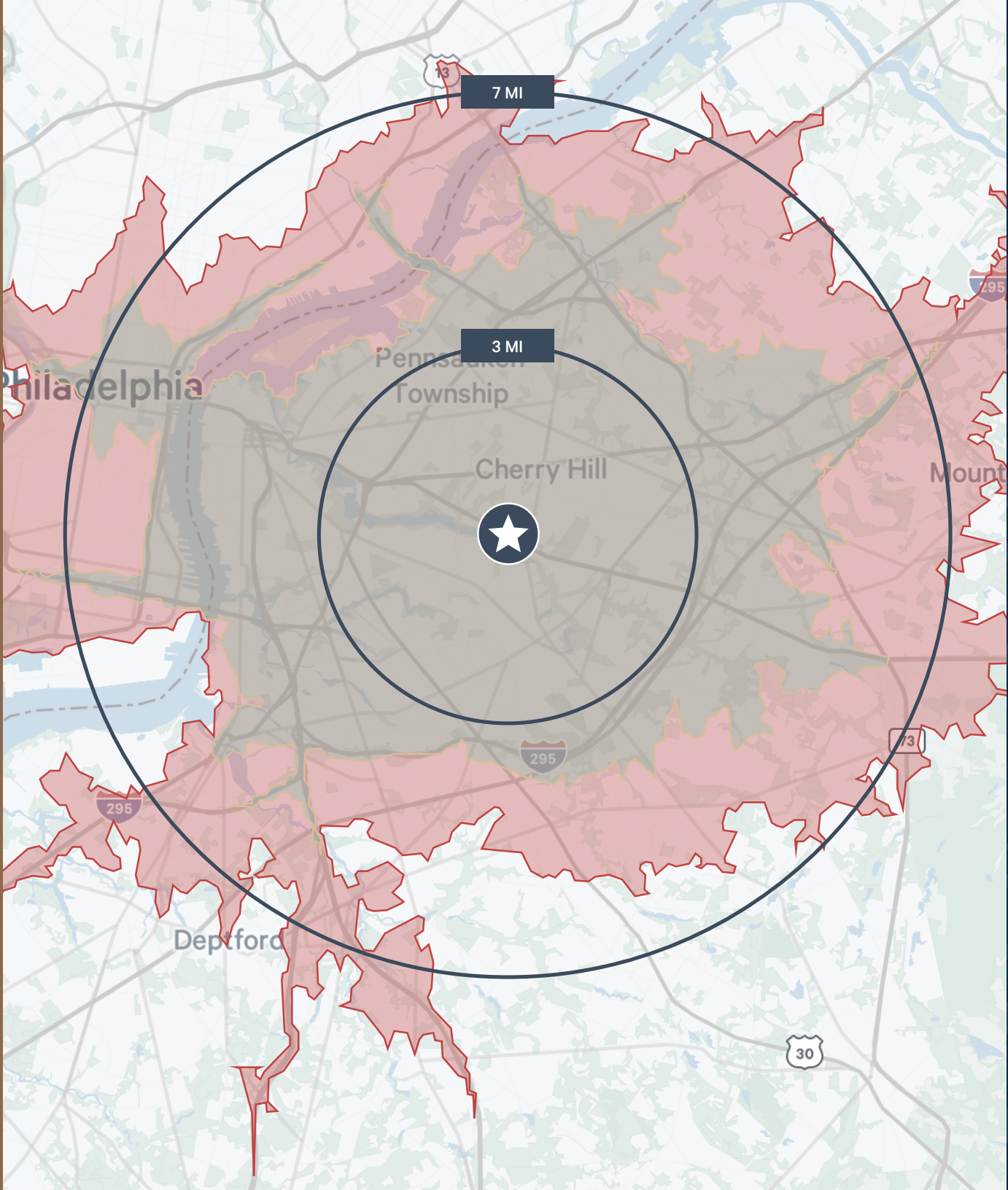
SURVEY

2/8/05



NEW JERSEY TRANSIT CORPORATION (FORMERLY DELAWARE RIVER RAILROAD & BRIDGE COMPANY)





DEMOGRAPHICS

DRIVE TIMES



POPULATION

210,418 | 1,074,402



DAYTIME POPULATION

211,699 | 1,287,839



PLACE OF WORK (2023 BUSINESSES)

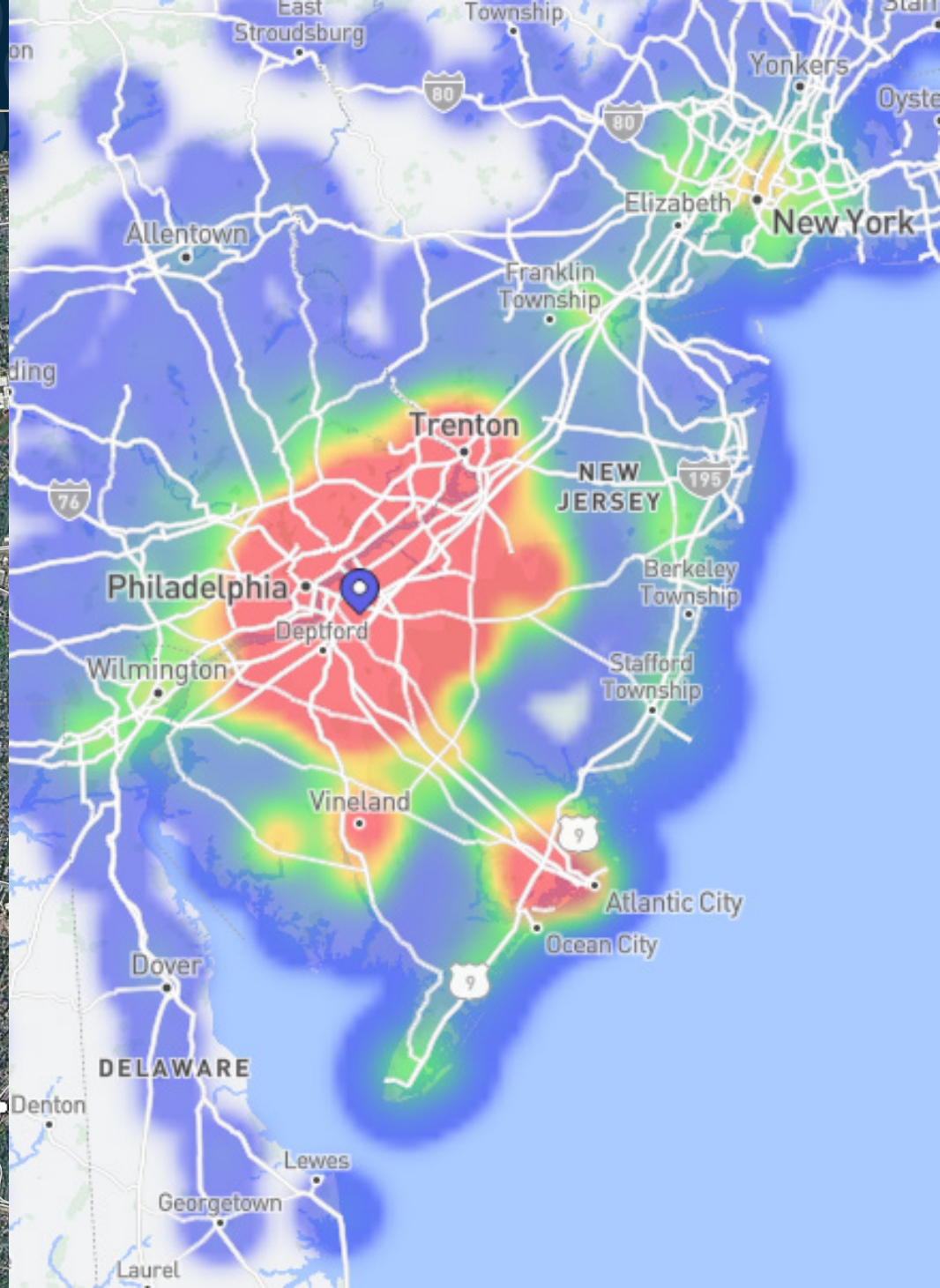
8,036 | 45,367



MEDIAN HOUSEHOLD INCOME

\$108,545 | \$116,156

MARKET AERIAL



SUPER REGIONALITY



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