



# 103 E. Gate Drive

Cherry Hill, New Jersey 08034

## Property Overview

- Medical or Professional Use
- Spacious Reception/Waiting Area
- 13 Private Offices
- Parking Lot in Rear of Property
- Close Proximity to Route 70 and 295
- Showings By Appointment Only

### Offering Summary

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$479,900           |
| Lease Rate:    | \$14.00 SF/yr (NNN) |
| Building Size: | 2,833 SF            |
| Lot Size:      | 0.27 AC             |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 384       | 1,551     | 4,092     |
| Average HH Income | \$137,384 | \$136,091 | \$147,837 |

### For More Information

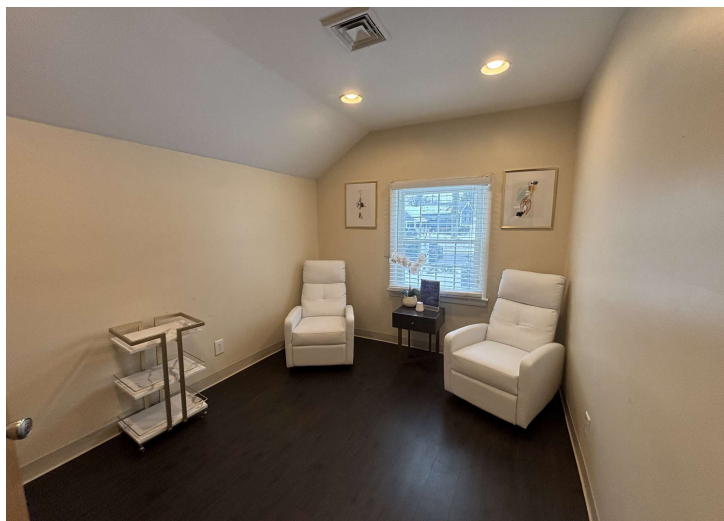
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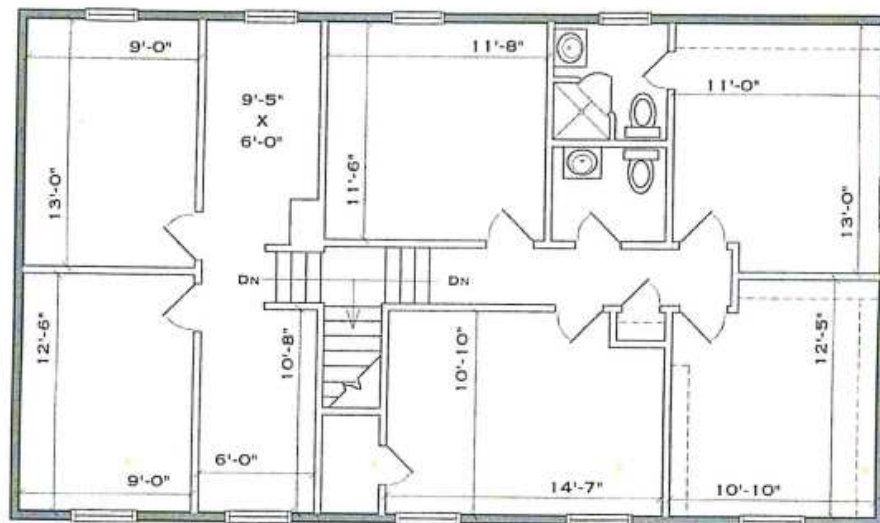
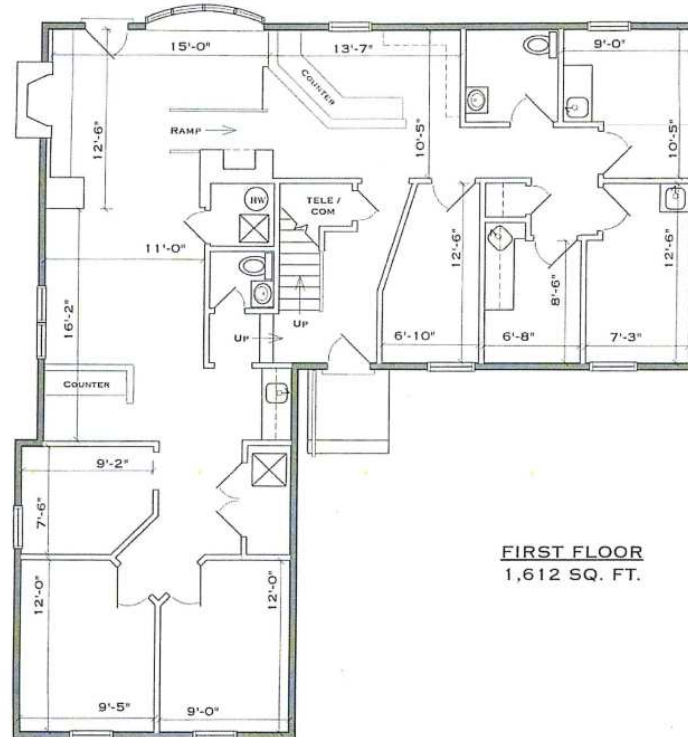


For Sale or Lease  
2,833+/- SF | \$479,900  
Medical/Professional Office



**BROCHURE** | 103 E. Gate Drive Cherry Hill, NJ 08034

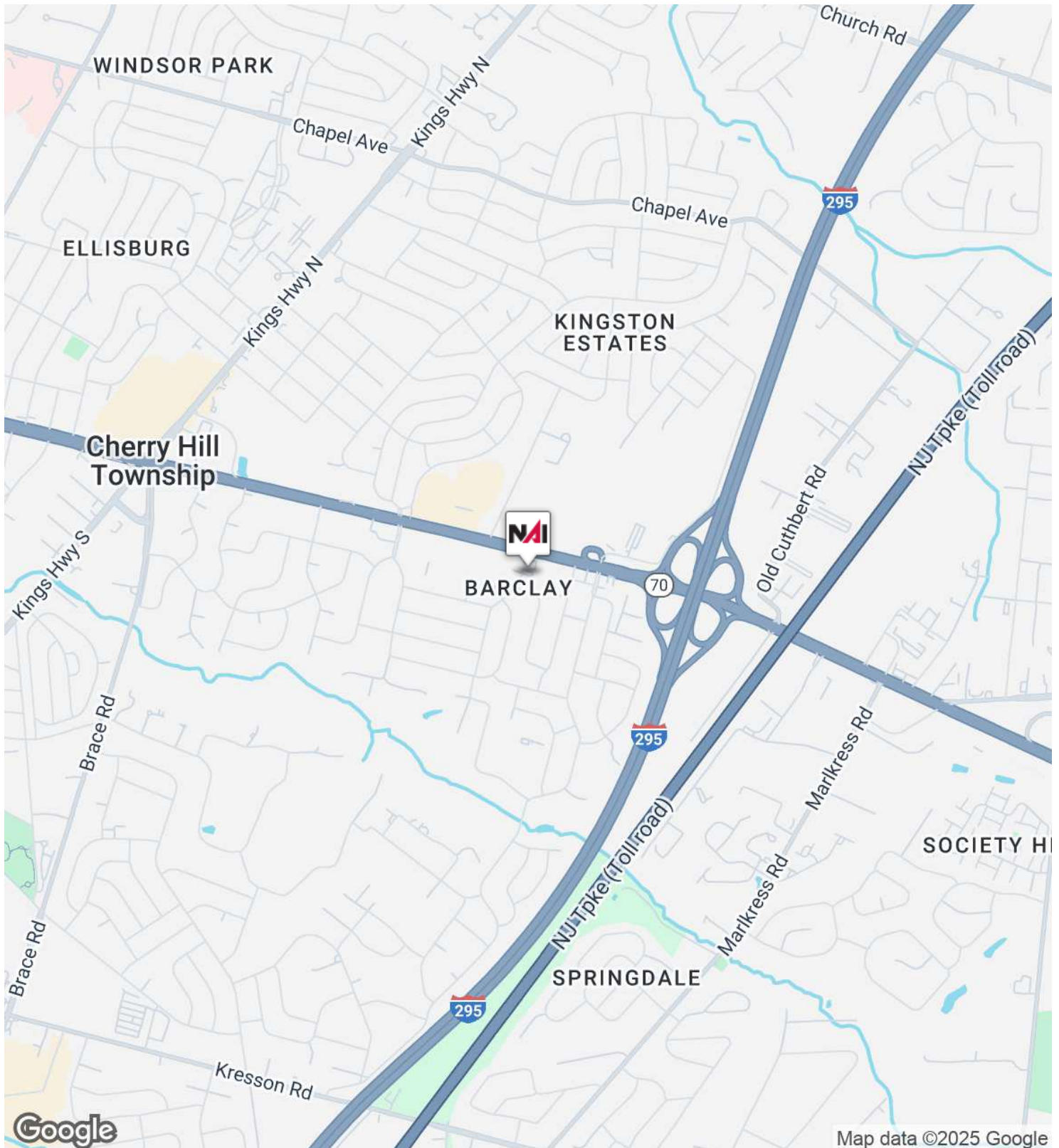
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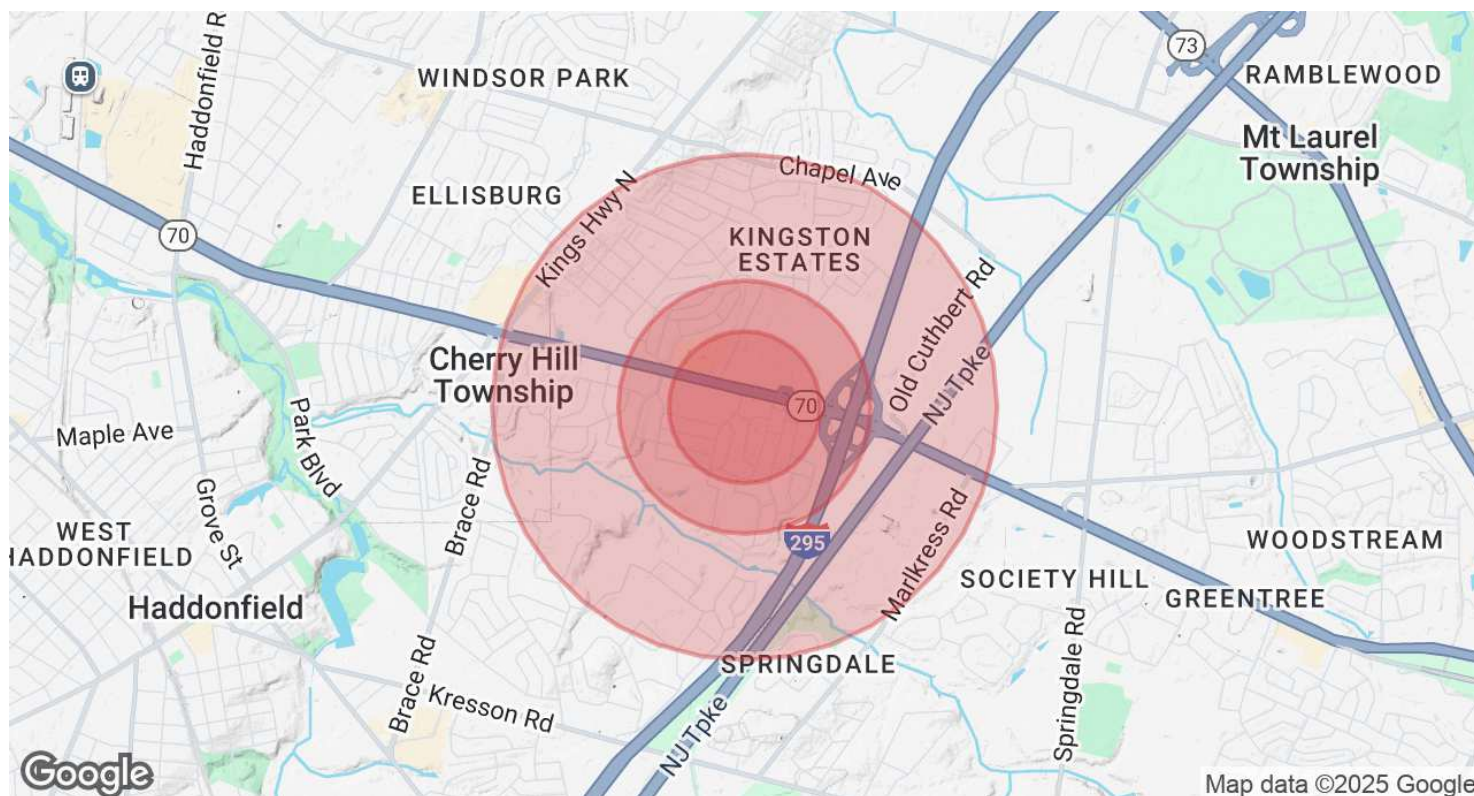


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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 898       | 3,679     | 10,552 |
| Average Age          | 43        | 43        | 43     |
| Average Age (Male)   | 41        | 41        | 41     |
| Average Age (Female) | 45        | 45        | 45     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 384       | 1,551     | 4,092     |
| # of Persons per HH | 2.3       | 2.4       | 2.6       |
| Average HH Income   | \$137,384 | \$136,091 | \$147,837 |
| Average House Value | \$399,338 | \$384,908 | \$373,538 |

Demographics data derived from AlphaMap