

2375 ROUTE 70

Cherry Hill, NJ 08002

 FOR SALE

 RETAIL

 9,000 SF



PROPERTY DESCRIPTION

- 9,000± SF free-standing retail/showroom building
- Interior is 75% improved
- Divisible into two separate units
- Excellent visibility on Route 70
- 131 ft frontage
- Pylon signage
- Tailgate platform
- 34 parking spaces
- Traffic count on Route 70: 47,792
- Real estate taxes: \$21,139 (2022)

SALE PRICE:

\$995,000

FOR MORE INFORMATION


Jeffrey Sloan

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NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
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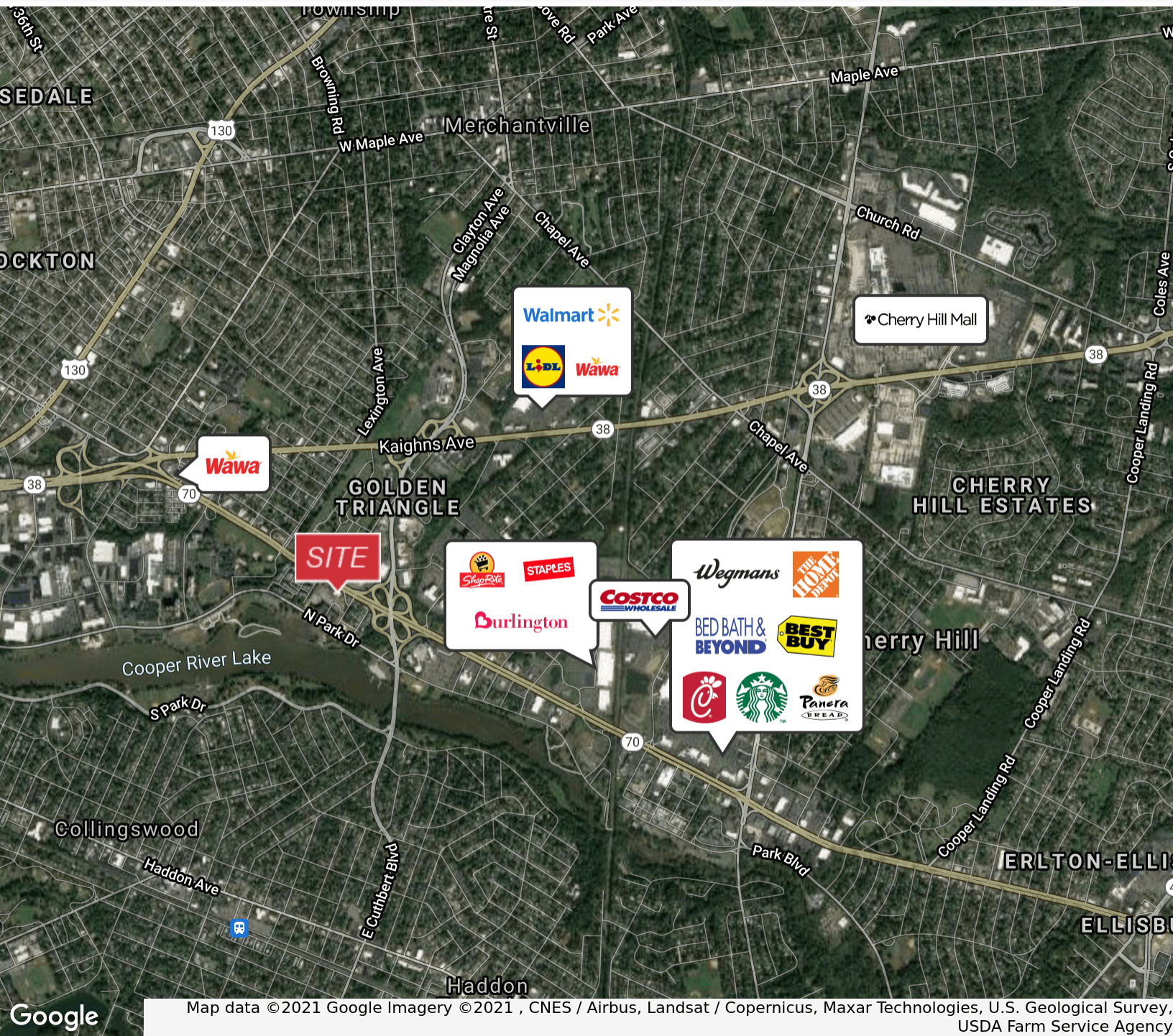
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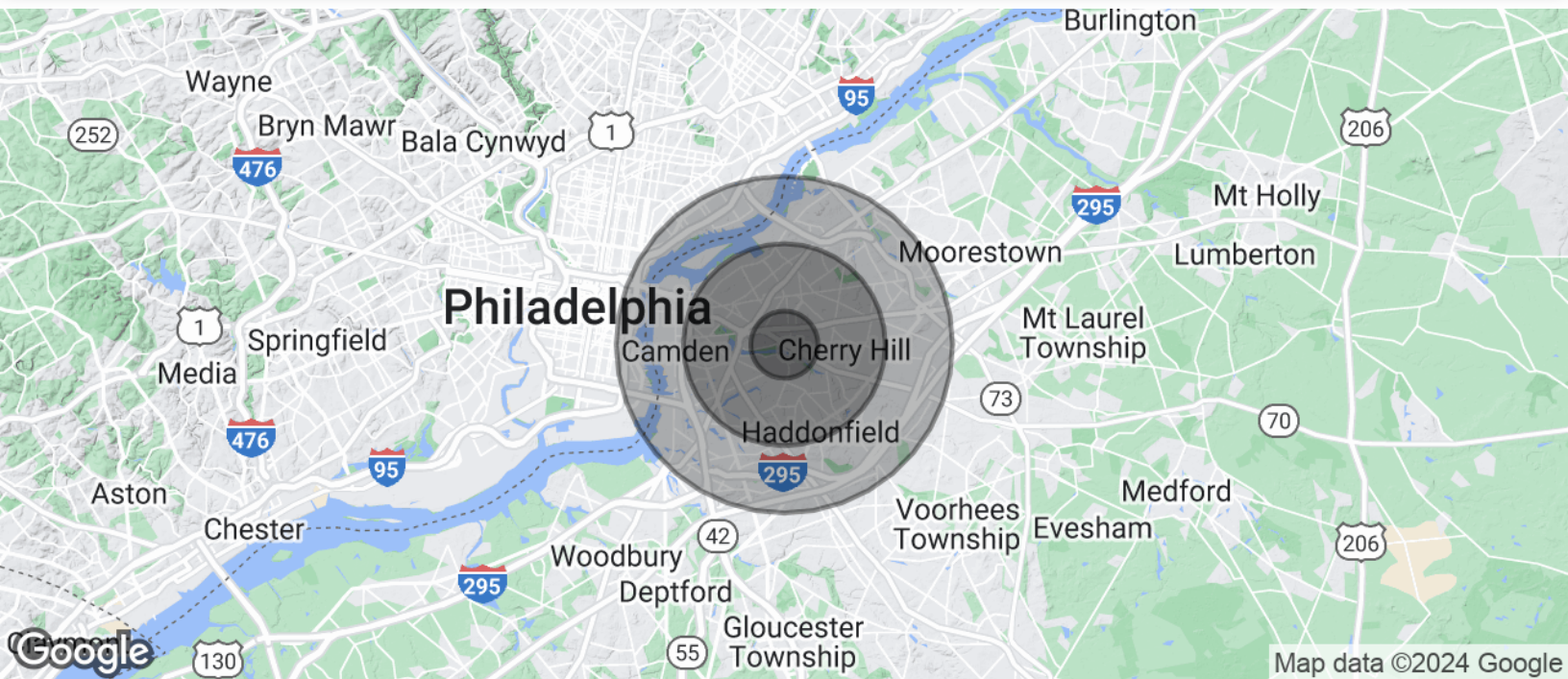
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,395	156,969	350,322
Average Age	38.9	36.1	36.5
Average Age (Male)	35.0	34.1	34.7
Average Age (Female)	42.5	38.1	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,480	59,275	130,975
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$76,977	\$71,483	\$69,223
Average House Value	\$242,684	\$243,383	\$239,891

* Demographic data derived from 2020 ACS - US Census

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