



**Emily Stein**

Managing Director  
& Director of Healthcare Services  
856.797.1919 x110 | 609.457.9816  
Emily.Stein@VantageRES.com

**Office:**

**856.797.1919**  
VantageRES.com  
1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**Michelle Marinello**

Director Sales & Marketing  
856.985.9522 | 856.979.5719  
Mmarinello@rosecommercial.com

**Office:**

**856.985.9522**  
RoseCommercial.com  
651 Route 73 North, Suite 111  
Marlton, NJ 08053

MAJOR  
UPGRADES  
COMING

FOR  
**LEASE**



**OFFICE AND MEDICAL SPACES FOR LEASE**  
**1909 ROUTE 70, CHERRY HILL, NJ 08003**



**DISCLAIMER:** The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# OFFERING SUMMARY

**Asking Lease Rate:** \$25 / SF Gross plus Electric

**SF Available:** +/- 5,000 up to +/- 15,000 SF

**Building Size:** +/- 51,237 SF

**Parking:** +/- 200 Spaces

**Signage:** Directory & Suite

**Zoning:** O-1



## PROPERTY HIGHLIGHTS

### + MAJOR UPGRADES PLANNED FOR 2026

+ The building features suites starting at approximately 5,000 SF up to a full +/- 15,000 SF floor. The spaces can be configured as a single office suite, collaborative open space, or an entire floor of operations.

+ This 3-story office building offers exceptional exposure in one of South Jersey's most desirable business corridors. With direct access to both Route 70 and Springdale Road, tenants benefit from excellent connectivity to major highways I-295 and the NJ Turnpike.

+ Just minutes away are CVS Pharmacy, Farm and Fisherman Tavern & Market, PJ Whelihan's Pub + Restaurant, Cooper University Hospital Urgent Care, and FedEx Office, along with numerous other restaurants, shops, and residential neighborhoods.



**OFFICES FOR LEASE**  
1909 ROUTE 70, CHERRY HILL, NJ 08003



# NEARBY AMENITIES



## KEY DISTANCES

I-295 1.8 MILES  
ROUTE 73 2 MILES  
ROUTE 38 2 MILES  
NJ TURNPIKE 3.4 MILES  
BEN FRANKLIN BRIDGE 11 MILES

**OFFICES FOR LEASE**  
1909 ROUTE 70, CHERRY HILL, NJ 08003





## DEMOGRAPHICS

### POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	8,474	81,932	225,397
PROJECTED 2029	8,475	82,303	227,319

### HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,216	31,767	88,746
PROJECTED 2029	3,215	31,929	89,518

### INCOME

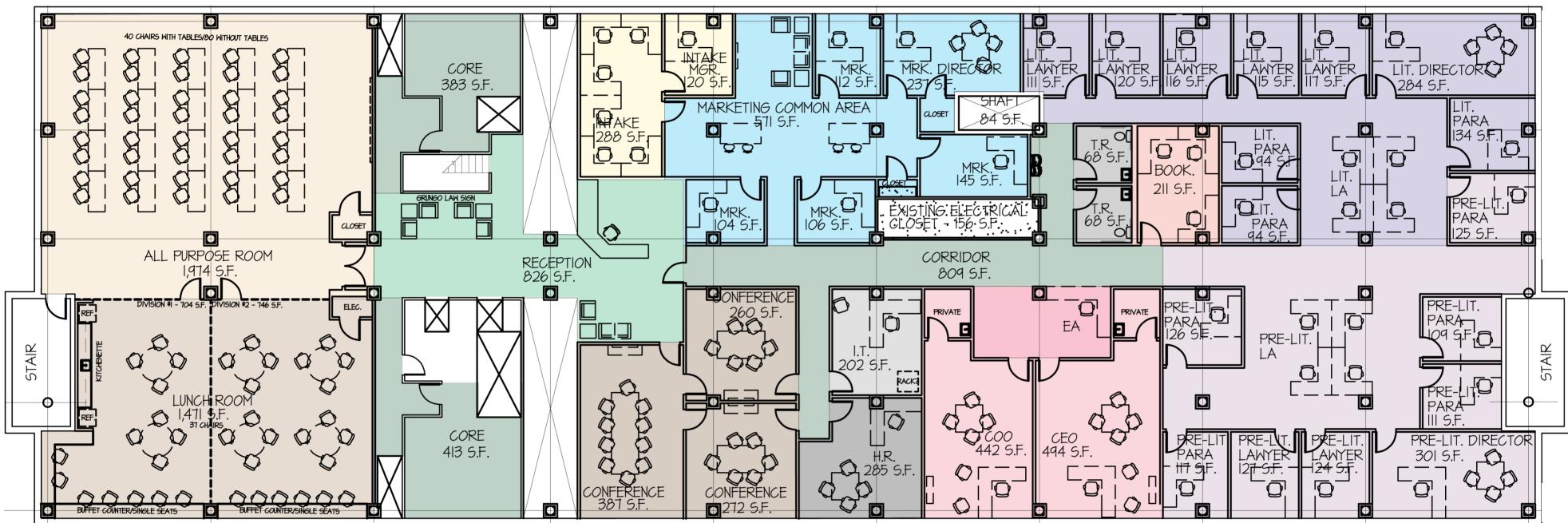
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$159,157	\$137,201	\$132,974
MEDIAN INCOME	\$131,735	\$113,121	\$107,797



**OFFICES FOR LEASE**  
1909 ROUTE 70, CHERRY HILL, NJ 08003



## **PROPOSED FLOOR PLAN - THIRD FLOOR**



# OFFICES FOR LEASE

1909 ROUTE 70, CHERRY HILL, NJ 08003

