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FOR
LEASE



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



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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.

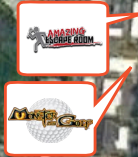
+ Just minutes away are CVS Pharmacy, Farm and Fisherman Tavern & Market, PJ Whelihan's Pub + Restaurant, Cooper University Hospital Urgent Care, and FedEx Office, along with numerous other restaurants, shops, and residential neighborhoods.



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NEARBY AMENITIES



1909 ROUTE 70



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



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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

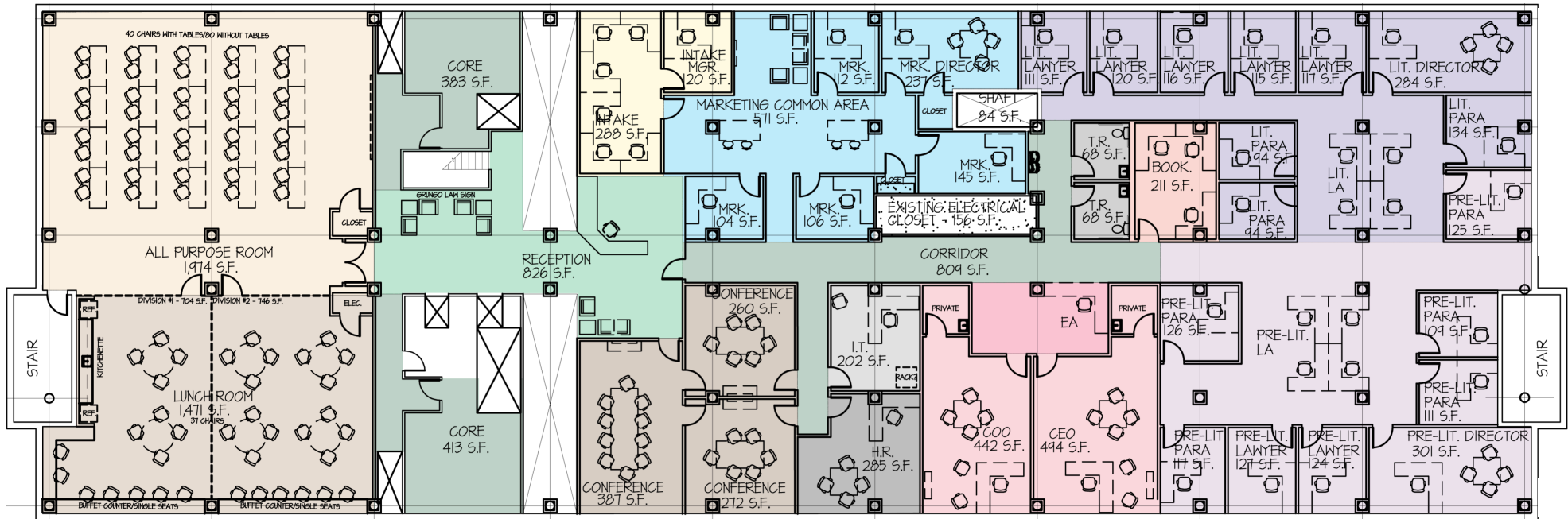


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PROPOSED FLOOR PLAN - THIRD FLOOR



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