



PRIME OFFICES FOR LEASE

1939 ROUTE 70

CHERRY HILL, NJ 08003

856.797.1919

www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

Emily Stein

Director of Healthcare Services

856.797.1919 x110
609.457.9816

Emily.Stein@VantageRES.com

Corinne Giletto

Director of Client Services

856.797.1919 x107
856.287.2886

Corinne.Giletto@VantageRES.com

OFFERING SUMMARY



SF AVAILABLE

+/- 800 SF and +/- 2,560 SF



LEASE RATE

\$21 / SF FS



SIGNAGE

Monument, suite and directory signage



PARKING

90 surface spaces



VISIBLE SIGNAGE ON ROUTE 70

AREA HIGHLIGHTS



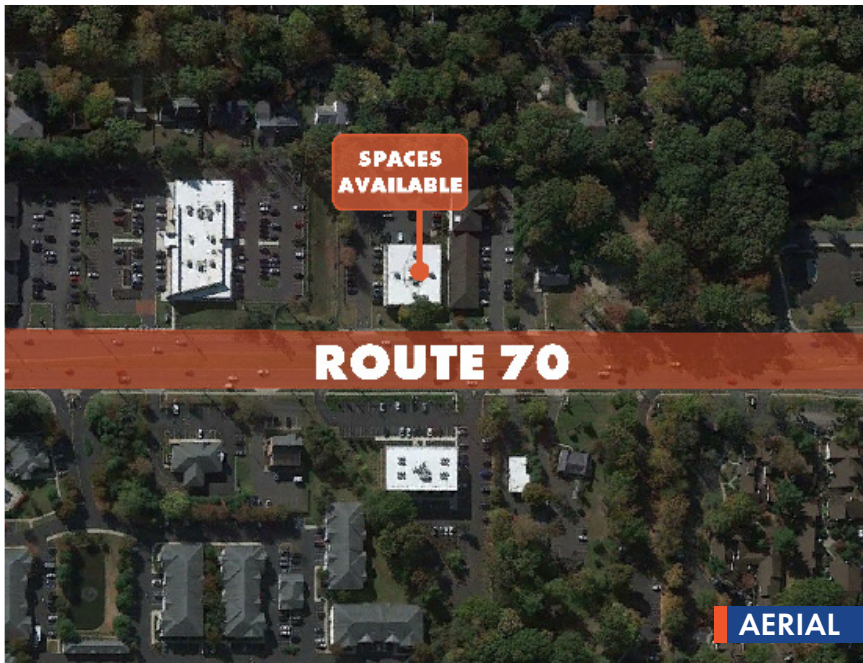
The building features abundant parking, pylon signage on Route 70, secure access, and a diverse roster of co-tenants



The building is centrally located along Route 70 (Marlton Pike) in Cherry Hill and is in close proximity to all major regional thoroughfares including I-295, the NJ Turnpike and Routes 38 and 73



Building is in close proximity to restaurants, retail shopping centers and healthcare facilities



AERIAL



1939 ROUTE 70, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial 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.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	8,955	78,598	210,725
2027 POPULATION PROJECTION	9,058	78,975	211,735
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,282	30,220	83,109
2027 HOUSEHOLD PROJECTION	3,315	30,394	83,568
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$158,332	\$137,835	\$129,830
MEDIAN HOUSEHOLD INCOME	\$137,979	\$111,131	\$102,998

KEY DISTANCES

I-295

1.8 MILES

ROUTE 73

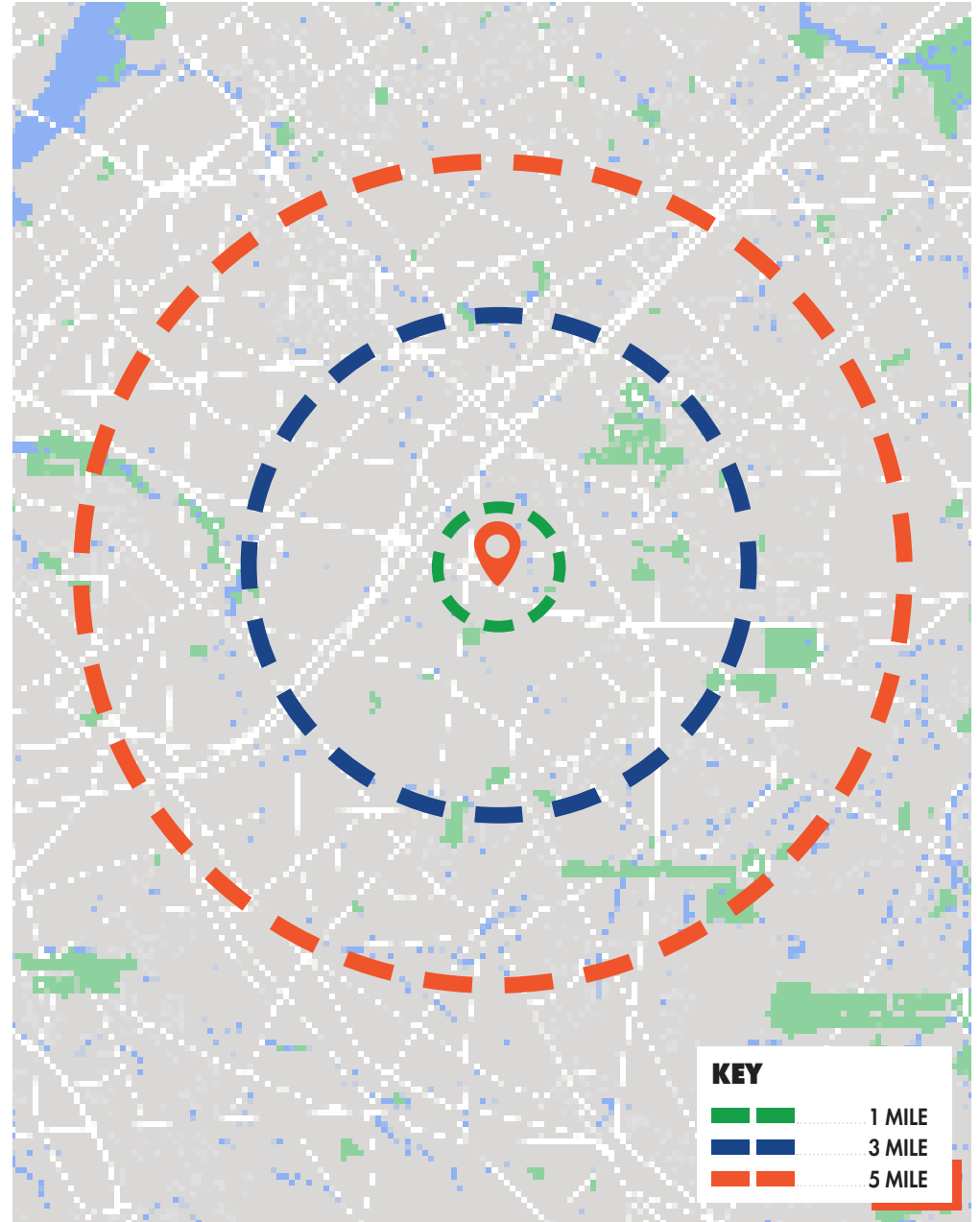
2 MILES

NJ TURNPIKE

3.4 MILE

BENJAMIN FRANKLIN BRIDGE

11 MILES



 **1939 ROUTE 70, CHERRY HILL, NJ 08003**

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial 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.

NEARBY AMENITIES

DINING

- Cherry Hill Pointe
 - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancheros Mexican Grill
- McDonald's
- PJ Welihan's Pub + Restaurant
- Tuscany Marketplace
 - Bobby Chez Famous Crab Cakes
 - Megu Sushi & Hibachi
 - Miel Patisserie & Café

RETAIL

- Barnes & Noble
- Bridal Garden
- Cherry Hill Pointe
 - ARC Document Solutions
 - Philadelphia Hand to Shoulder Center
 - Relax The Back
 - Tiffany Nail
 - William Robert Salon
- CVS
- EZ Drop Cleaners
- Firestone
- Heritage Square Shopping Center
 - Cho's Salon
 - MCA Travel
 - Spivak Jewelers
- Midas
- ShopRite of Marlton
- Staples
- Tuscany Marketplace
 - Crown Trophy
 - Huntington Learning Center
 - Irma's Bridal
 - Louis Christian Robert John Salon
 - New Balance
 - Revamp Medical Spa
 - School of Rock
- Verizon
- Wawa
- Woodstock Trading Company

MEDICAL

- Advocate South Jersey Pediatrics
- Cooper Cherry Hill
- My Orthodontist
- Penn Medicine
- Virtua Female Pelvic Medicine



1939 Route 70



📍 1939 ROUTE 70, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial 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.

Suite 220: +/- 1,693 RSF

