



856.797.1919

www.VantageRES.com

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

PRIME OFFICES FOR LEASE
1939 ROUTE 70
 **CHERRY HILL, NJ 08003**

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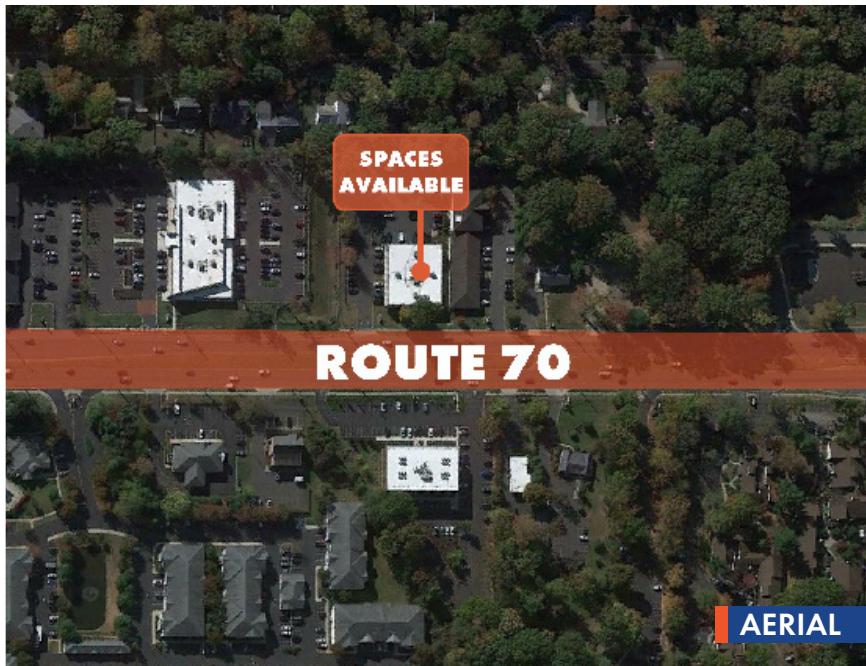
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OFFERING SUMMARY



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

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

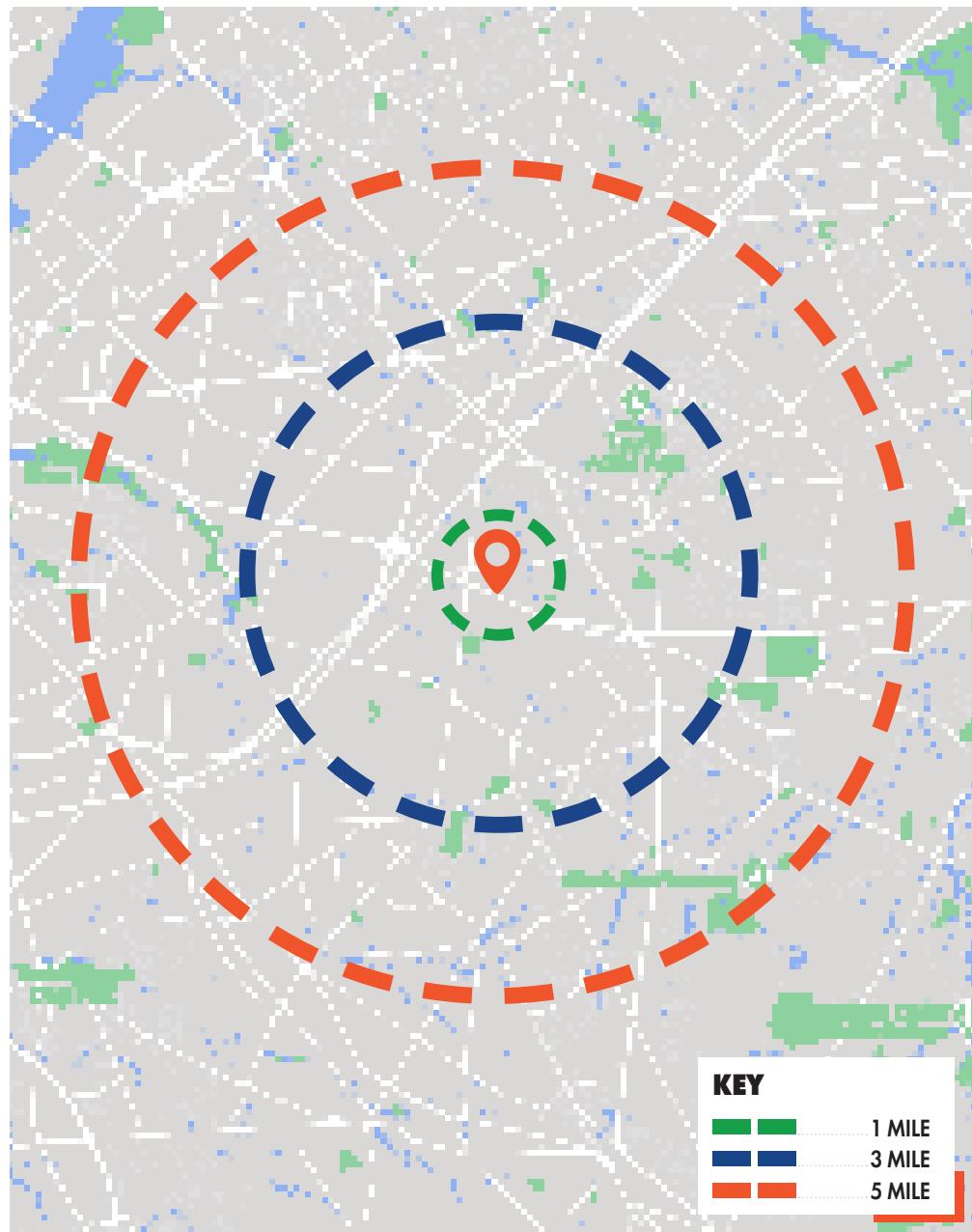
KEY DISTANCES

I-295
1.8 MILES

ROUTE 73
2 MILES

NJ TURNPIKE
3.4 MILE

BENJAMIN FRANKLIN BRIDGE
11 MILES





NEARBY AMENITIES

DINING

- Cherry Hill Pointe
 - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancho's Mexican Grill
- McDonald's

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

MEDICAL

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

FLOOR PLANS

Suite 220: +/- 1,693 RSF

