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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**THE TUSCANY MARKETPLACE**  
**1990 NJ-70 CHERRY HILL, NJ 08003**



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# OFFERING SUMMARY

## Asking Lease Rate:

Retail: \$19-\$22/SF NNN (NNN=\$7.25/SF)

Warehouse/Cold Storage Space: \$2,500/month

## Size Available:

Retail: +/- 2,500 SF to +/- 2,891 SF

Warehouse/Cold Storage Space: +/- 2,125 SF

**Zoning:** B2

**Parking:** +/- 400 Spaces

**Signage:** Monument & Facade



## PROPERTY HIGHLIGHTS

+ The center, situated on one of Cherry Hill's most heavily traveled corridors, offers ample parking, exceptional visibility, and spaces available for any number of retail, medical, and service-type users

+ The center is under new management with plans to upgrade and renovate much of the facade, landscaping, and pavers. Additional upgrades/renovations include LED lighting, parking lot repaving, common area improvements, among others. New ownership is also planning to host community centered events at the complex

+ The center is home to a diverse roster of co-tenants including New Balance, Toscana Restaurant of Cherry Hill, Xplosive Sports Academy and Irma's Bridal among others

+ Now Available: Storage Unit with Industrial Freezer – Features spacious 13' x 33' walk-in freezer, perfect for food storage or temperature-sensitive goods. Includes newly painted walls and recently replaced floor



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## DEMOGRAPHICS

### POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,485	82,063	212,434
PROJECTED 2028	11,570	82,650	214,459

### HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,382	31,675	83,511
PROJECTED 2028	4,412	31,924	84,326

### INCOME

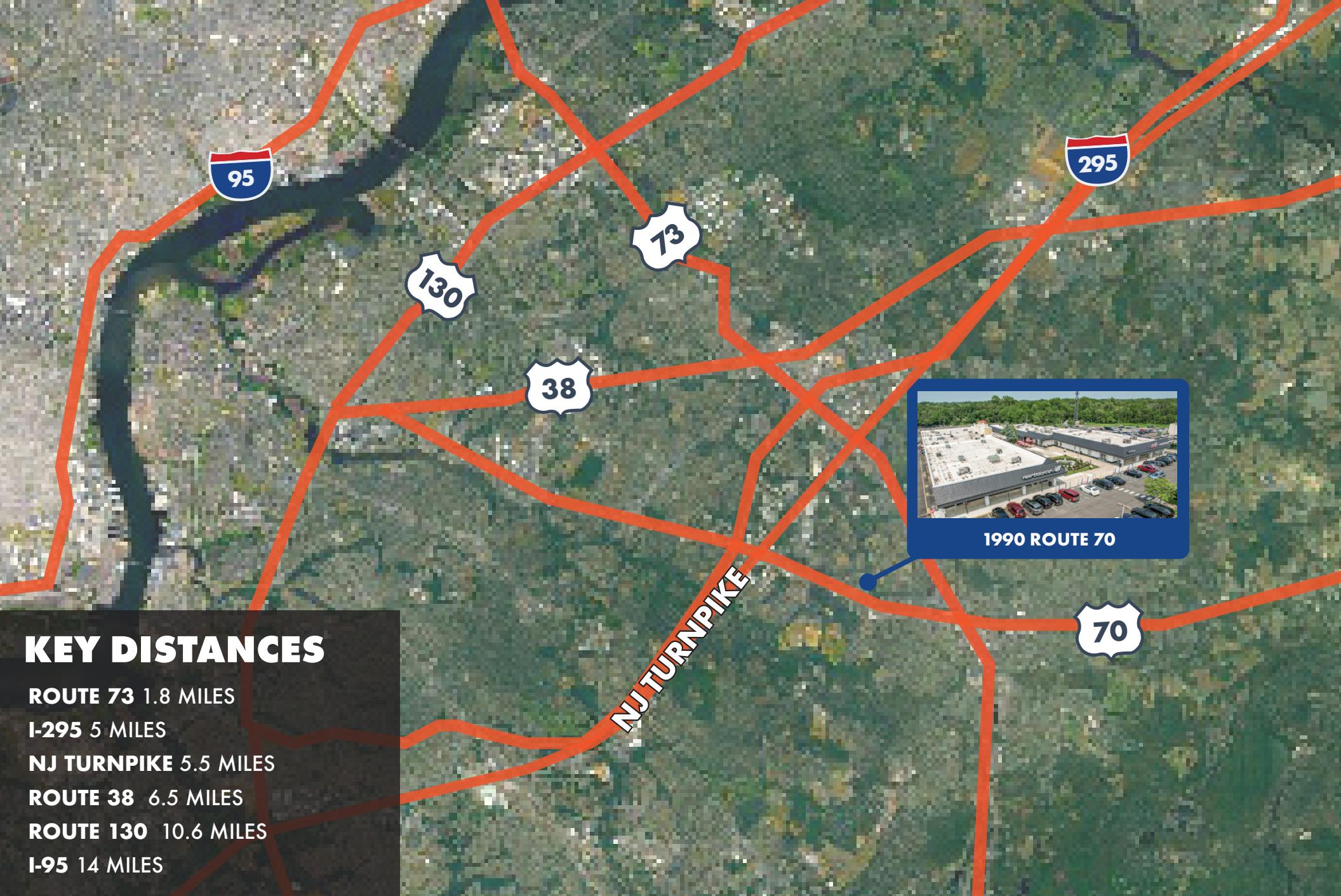
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$152,109	\$141,239	\$135,445
MEDIAN INCOME	\$129,454	\$117,059	\$110,138



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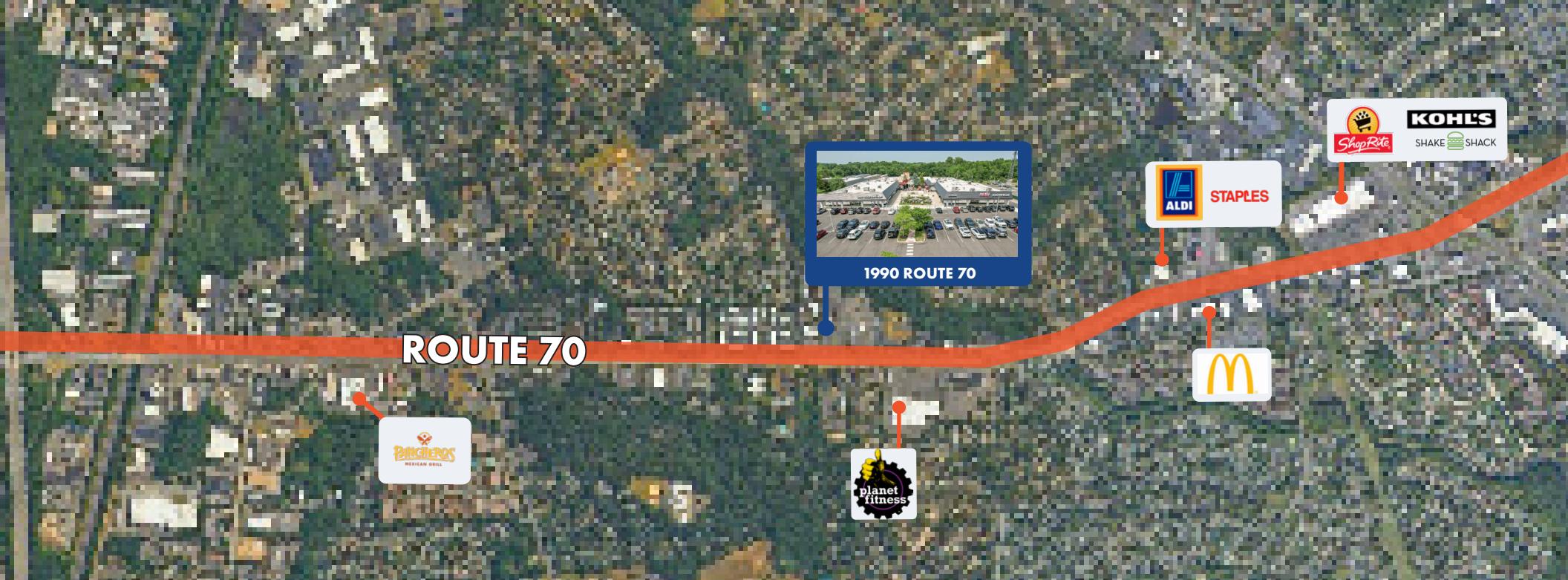
## KEY DISTANCES

**ROUTE 73** 1.8 MILES  
**I-295** 5 MILES  
**NJ TURNPIKE** 5.5 MILES  
**ROUTE 38** 6.5 MILES  
**ROUTE 130** 10.6 MILES  
**I-95** 14 MILES

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## NEARBY AMENITIES

### DINING

- Chick-fil-A
- Dunkin
- Heritage Square Shopping Center
  - GoodLife
  - Kyuramen
  - Pancheros Mexican Grill
- Farm & Fisherman
- McDonald's
- Megu Sushi
- Pho Viet
- PJ Welihan's Pub + Restaurant
- Raising Canes
- Starbucks

### RETAIL/GROCERY

- ALDI
- Barnes & Noble
- CVS
- EZ Drop Cleaners
- FedEx
- Firestone
- Kohls
- Midas
- ShopRite of Marlton
- Staples
- Trader Joes
- Verizon
- Wawa

# PARKING



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# NEWLY RENOVATED

DIRECTORY SIGNAGE & NEW LIGHTING



NEW ROOF



MONUMENT SIGNAGE



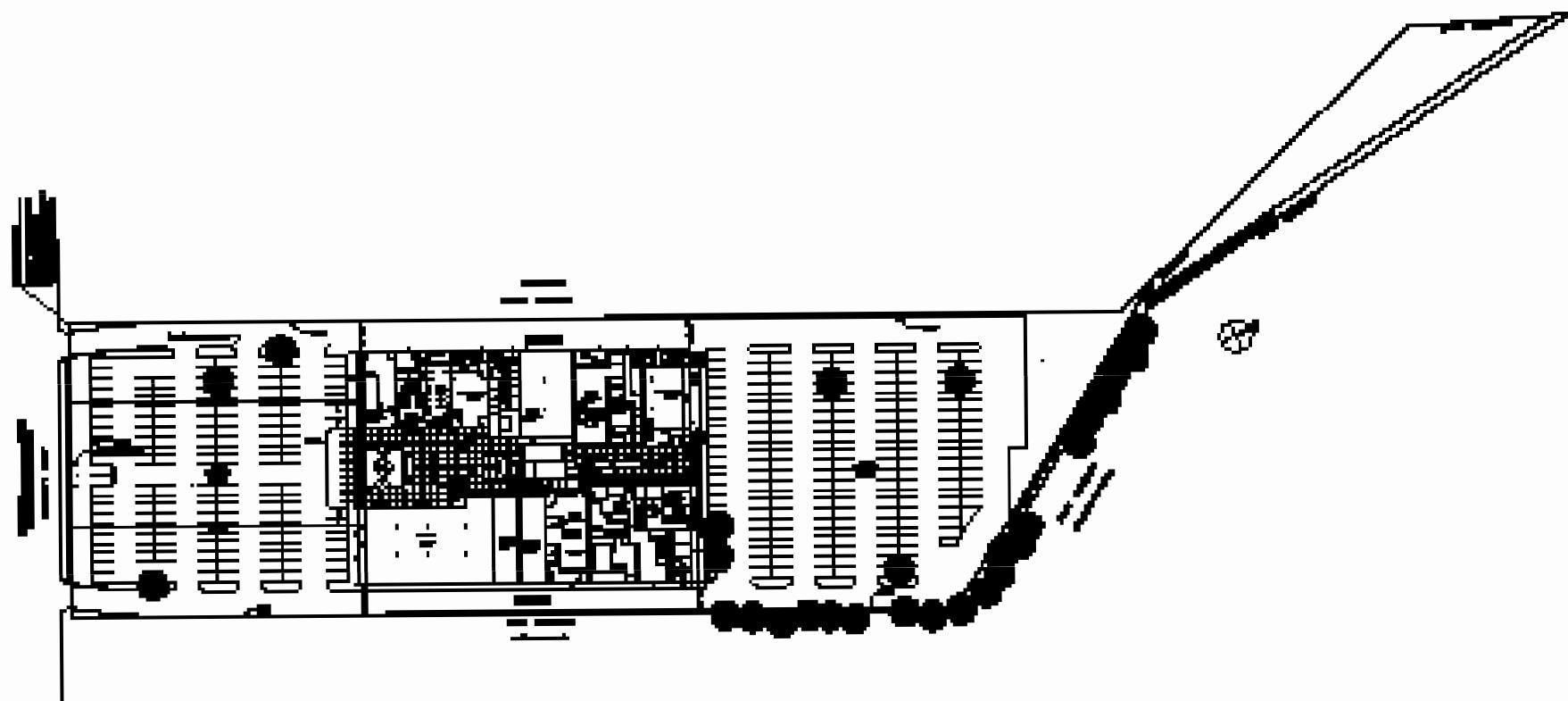
COURTYARD



# PHOTOGRAPHY



# SITEPLAN

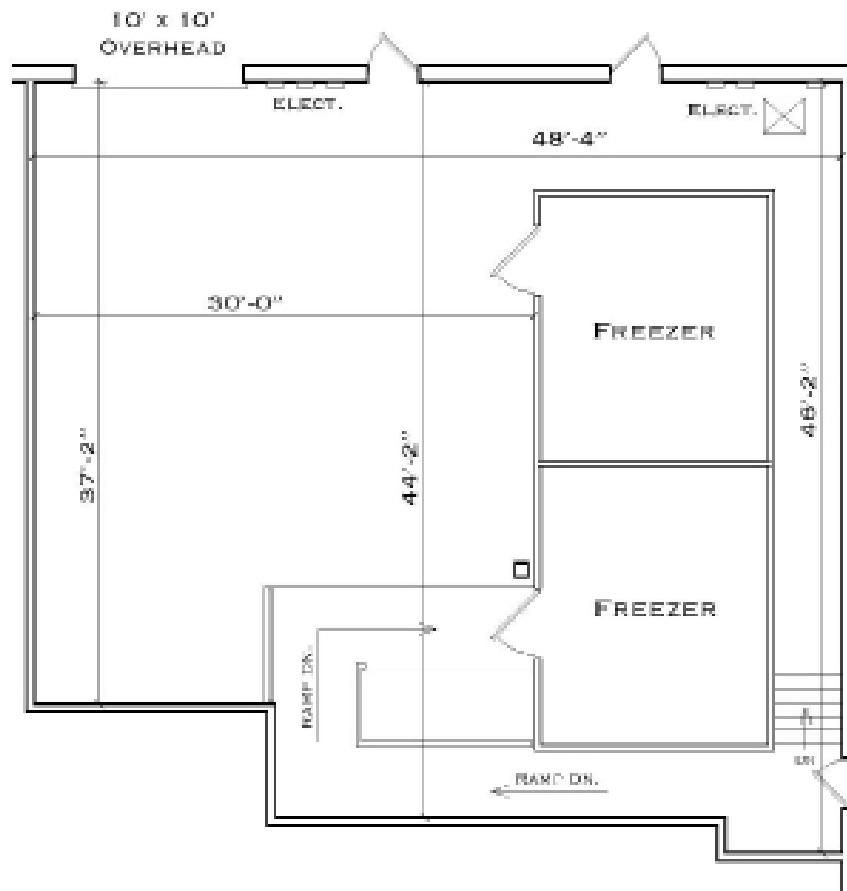


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# FLOOR PLAN

**WAREHOUSE/COLD STORAGE SPACE: +/- 2,125 SF**

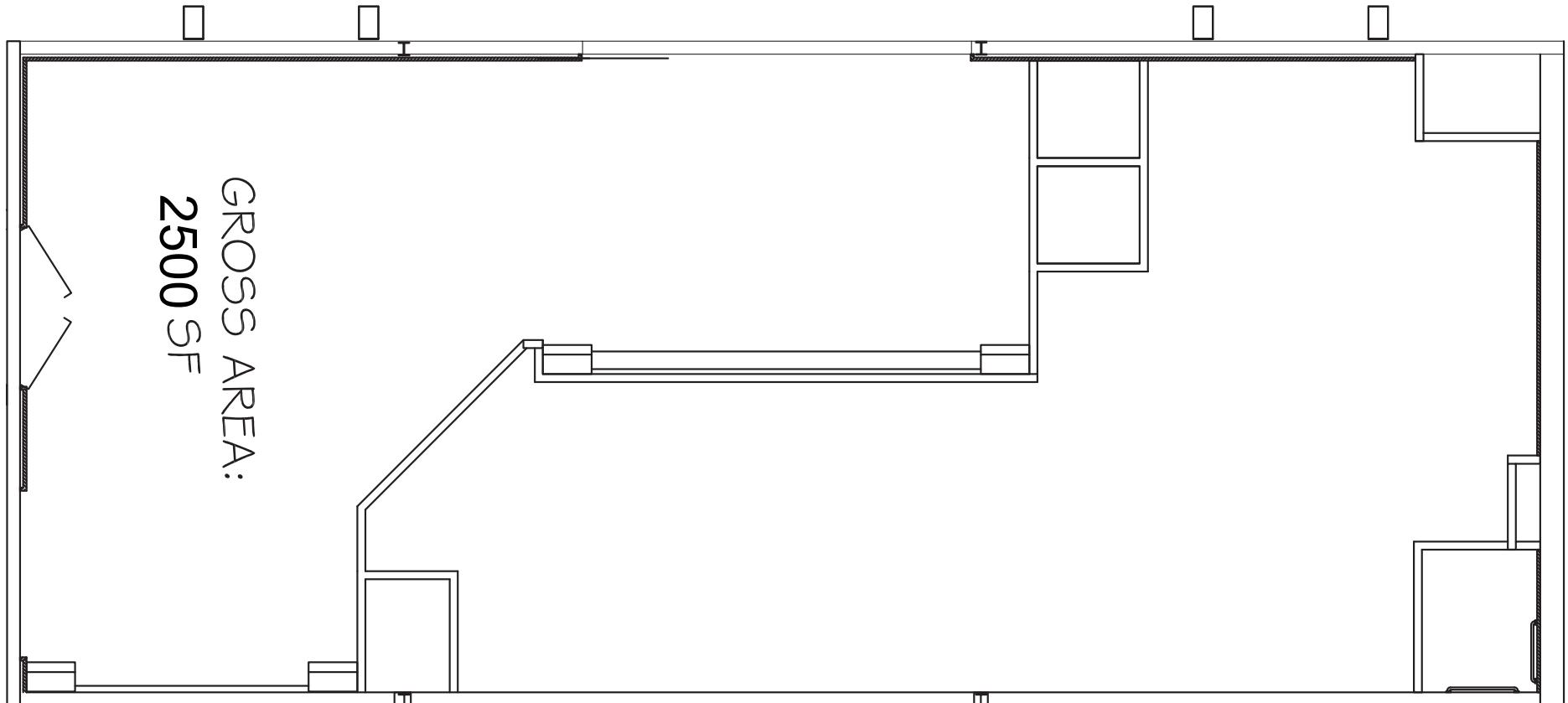


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# FOR LEASE

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# FLOOR PLAN - SUITE 1



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