

PREMIER CHERRY HILL FLEX/INDUSTRIAL SUITE FOR LEASE



**2091 SPRINGDALE ROAD
UNIT 17
CHERRY HILL, NJ**

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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 2091 Springdale Road
Unit 17
Cherry Hill, NJ 08003

Size/SF Available: +/- 3,655 SF

Lease Price: Negotiable

Signage: Building & suite-front

PROPERTY AREA/HIGHLIGHTS

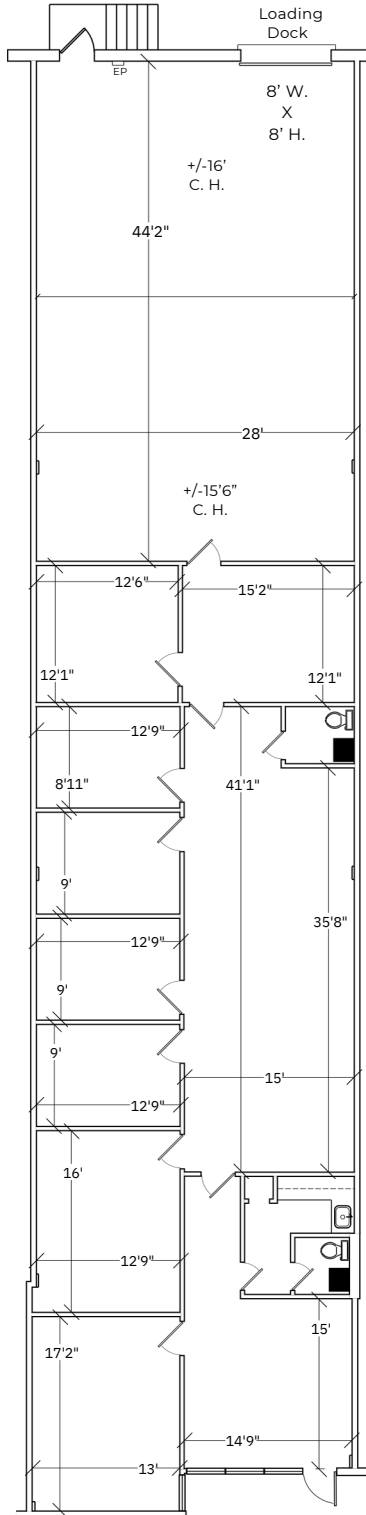
- Available end of year 2024
- One (1) 8'x8' loading dock
- 16' Ceiling height
- Six (6) individual offices, reception area, conference room, kitchenette and two (2) restrooms
- Zoned Industrial Restricted (IR)
- Dry sprinkler system
- Electric is 120/208 Volt 200 amp service with a sub panel that has 100 amps
- Furniture available upon request
- Comcast & Verizon Internet services available at the building
- Easy access to Routes 70 and 73, NJ Turnpike and I-295
- 15 minutes from Tacony-Palmyra and Ben Franklin bridges
- Close proximity to various hotels, restaurants, and retailers



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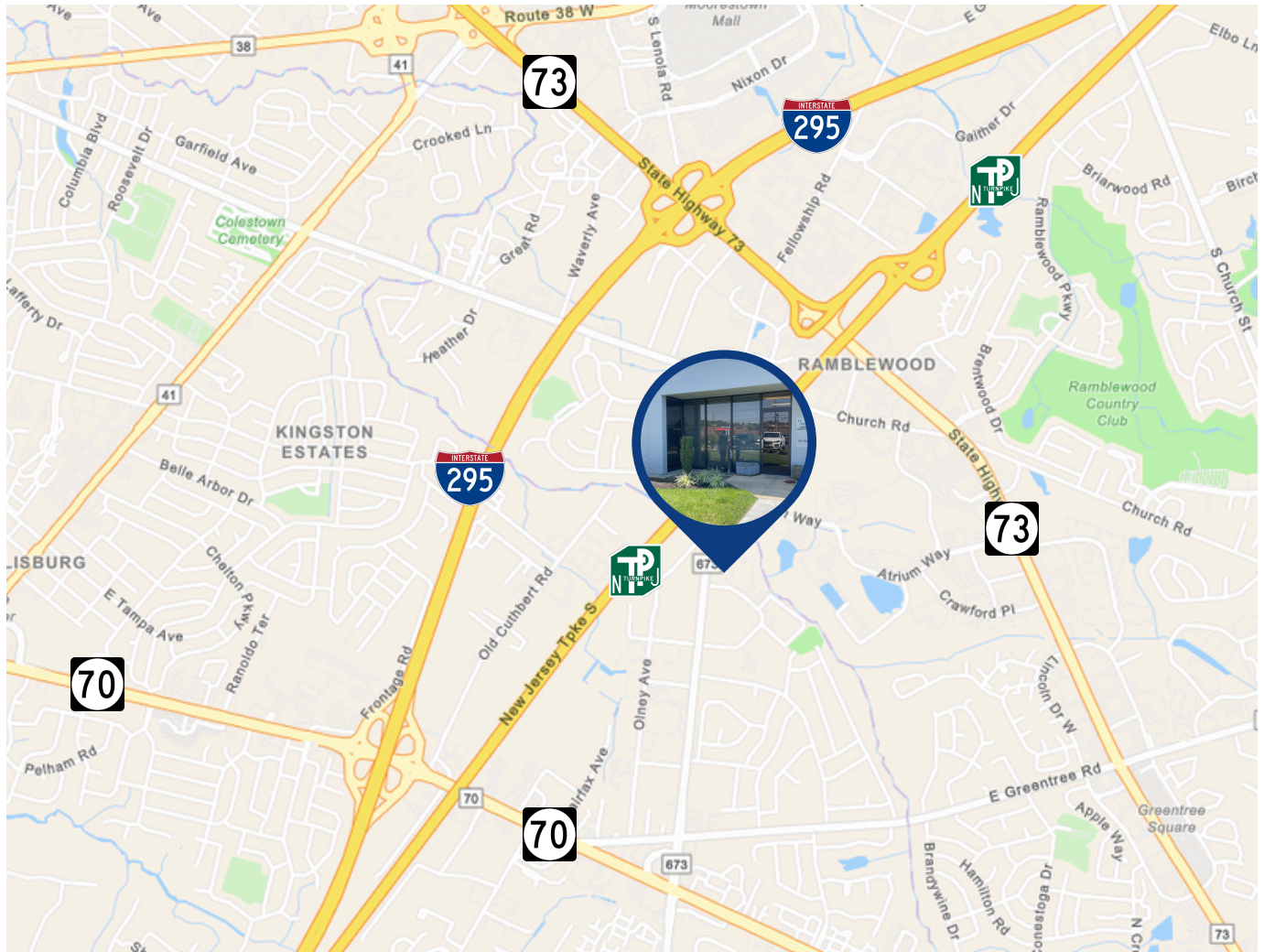
FLOOR PLAN

Unit 17
3,665 SF



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AERIAL MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Average HH Income	\$131,192	\$124,781	\$132,226
Total Households	1,246	34,633	86,063
Total Population	3,495	86,508	220,028

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