

# Barclay Farms Shopping Center

1409 NJ-70 | Cherry Hill, NJ

1,500 SF, 5,000 SF (divisible)  
In-Line & Pad Sites/Development/Ground Lease  
Sites Available

1,200+ Linear Feet of Frontage with 3 Access Points on Route 70



# Space Details



Size	
Retail	
Space 18	5,000 SF (divisible)
Space 13	1,500 SF
Pad Sites	
Pad 1	Up to 2,000 SF
Pad 2*	±1.4 acres/52,000 SF
*Will consider a ground lease	
Second Floor Offices	
Suite 1	446 SF
Suite 5	921 SF
Suite 7	423 SF

<b>Rent</b>	Upon request
<b>NNN</b>	\$9.75 PSF (est.)
<b>Term</b>	5 years minimum for inline space
<b>Possession</b>	Immediate
<b>Pylon Signage</b>	Available on Route 70
<b>Co-Tenants</b>	Planet Fitness, D&Q, Dollar Tree, Concord Pet Store, Soka Gakkai Intl, Norma Bitar, Nothing Bundt Cakes, Barclay Dental, Cherry Grill, Norma's, Pella, Kids Kuts, Manhattan Bagel, JAG-One PT, The UPS Store, SaladWorks, Ensora Cafe, Cherry Hill Pizza

<b>Comments</b>	Barclay Farms attracts shoppers from Philadelphia, Atlantic City, Wilmington and Trenton
	Ideal for retail, restaurants, supermarket, medical office, childcare centers
	Capital improvements recently completed include: facade renovation, new tenant monument signage along RT 70, improved landscaping, and parking lot upgrades
	Located in the heart of Cherry Hill Business District
	Situated directly off Route 70 with ±56,000 VPD
	Easy access to Kings Hwy, Route 38, NJ Turnpike, I-295

# Site Plan

Key Code 2



2nd Floor Office Space Available

Suite 1 - 446 SF  
Suite 5 - 921 SF  
Suite 7 - 423 SF

1,500 SF

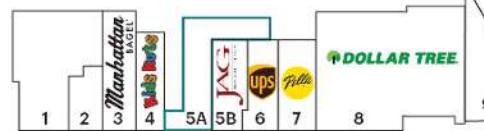
5,000 SF  
(divisible)

18 SALADWORKS  
19 20 21 22  
Indeblue  
McKee's

+52,000 SF of  
Retail/Medical  
Development or  
Ground Lease  
potential  
(1.4 acres)

Potential Redevelopment Area  
Acres

24



Route 70 — 55,835 VPD



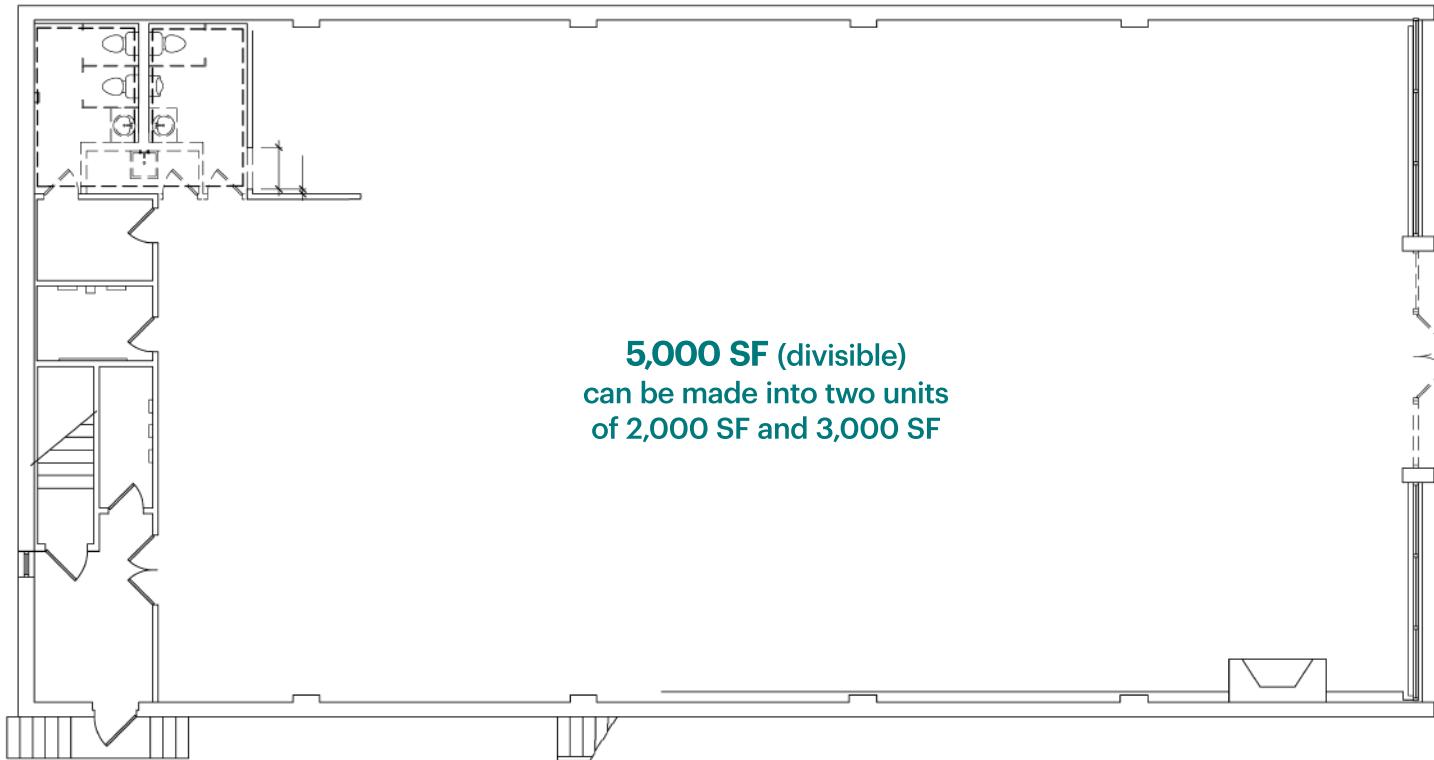
Suite	Tenant	Size SF
1/2	D&Q Ski +Snowboard	
3	Manhattan Bagels	
4	Kids Kuts	
5A	OG Vape	
5B	JAG One PT	
6	The UPS Store	
7	Pella Windows/Doors	
8	Dollar Tree	
9/10	Norma's & Norma's Takeout	

Suite	Tenant	Size SF
11	Tee 4 Nails	
12	Barclay Cleaners	
13	Available	1,500 SF
14	Ensura Cafe	
15	Cherry Grill	
16	Cherry Hill Pizza	
17	Planet Fitness	
18	Available	5,000 (divisible)
19	Saladworks	

Suite	Tenant	Size SF
20	Barcley Dental	
	<b>2nd Floor Office Space</b>	<b>423, 446, 921 SF</b>
21	Nothing Bundt Cakes	
22	Indeblue Restaurant	
23	Soka Gakkai International	
24	Retail/Medical/Office Development	+52,000 SF
25	Concord Pet	
26	Proposed Pad Site	Up to 2,000 SF
27	Wendy's Coming Soon!	

# Floor Plan

Space 18 - 5,000 SF (divisible)



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Retail

5,000 SF Divisible - can be broken into two units of 2,000 SF and 3,000 SF

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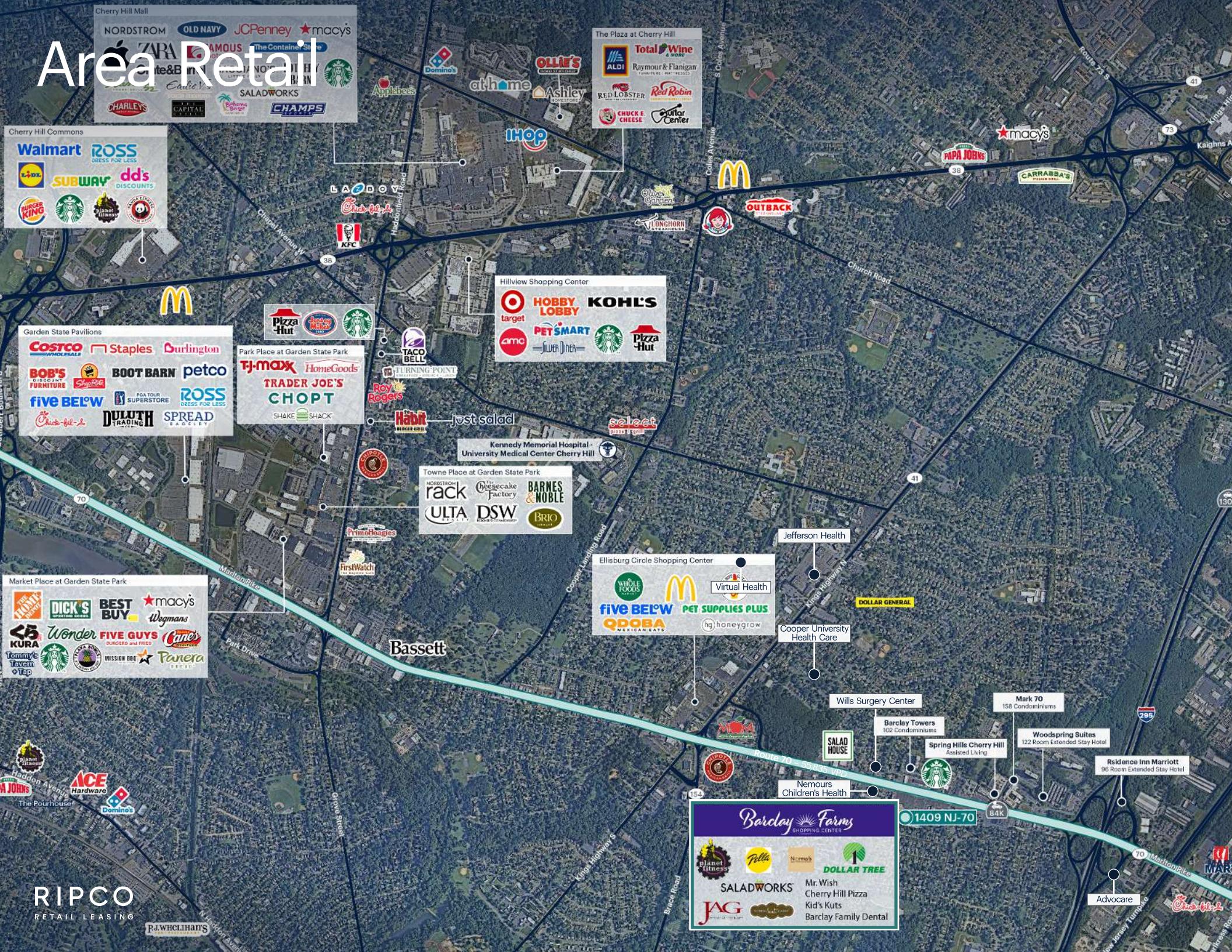
2nd Floor Offices/Storage Suites

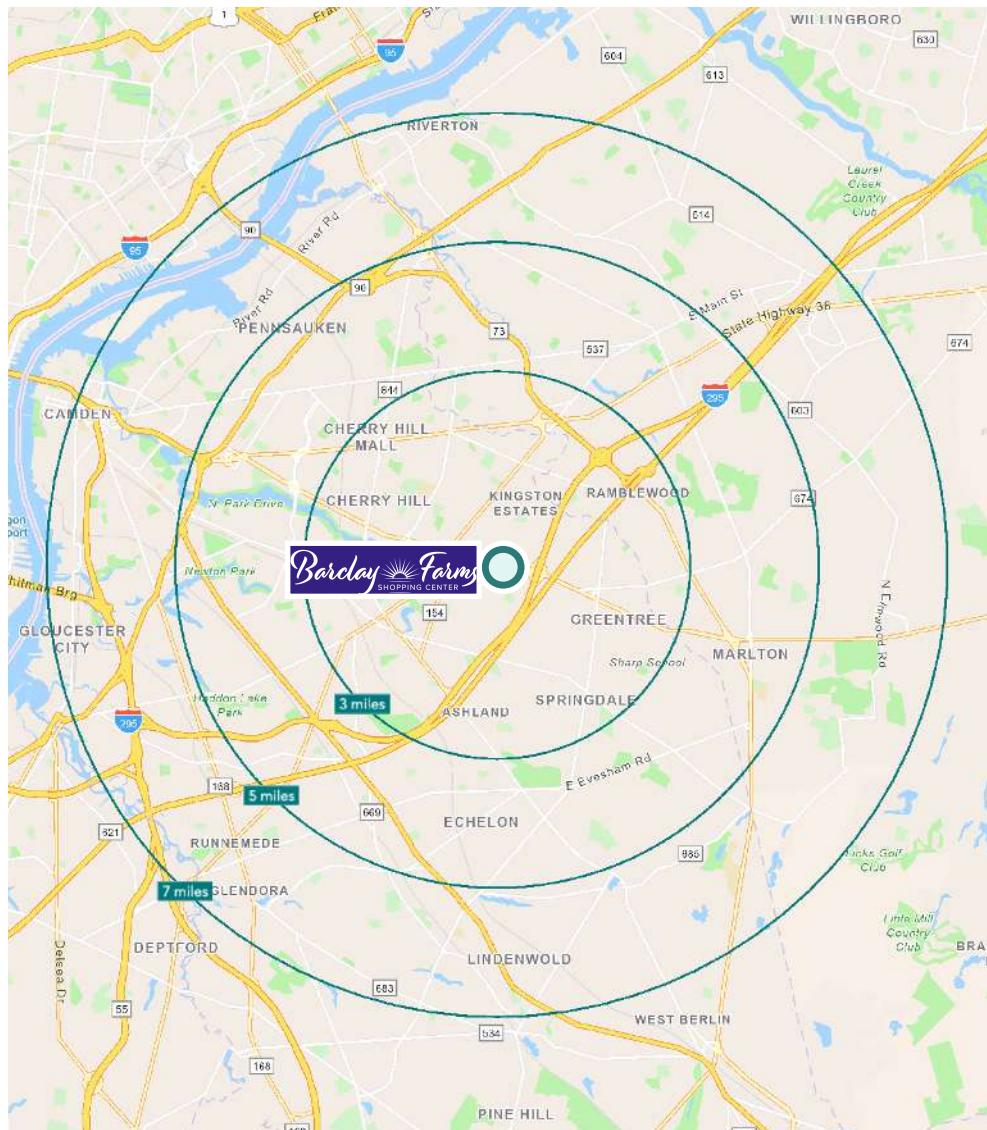
Suite 1 - 446 SF  
Suite 5 - 921 SF  
Suite 7 - 423 SF

# Area Retail



# Área Retail





1409 NJ-70, Cherry Hill, NJ

## Area Demographics

	3 mile	5 miles	7 miles
<b>Population</b>	95,731	285,299	508,867
<b>Total Households</b>	38,506	115,928	200,120
<b>Average Household Income</b>	\$154,736	\$140,674	\$127,904
<b>Median Household Income</b>	\$113,324	\$104,718	\$93,820
<b>% Population with Bachelors +</b>	57.5%	50.8%	42.7%
<b>Daytime Population</b>	120,032	306,722	524,969
<b>Total Daytime Employees</b>	74,855	171,649	271,637
<b>Total Businesses</b>	5,566	13,497	19,271