



Ken Richardson

Vice President & Partner

856.797.1919 x108

609.346.0512

Ken.Richardson@VantageRES.com

Emily Stein

Managing Director

& Director of Healthcare Services

856.797.1919 x110

609.457.9816

Emily.Stein@VantageRES.com

856.797.1919
VantageRES.com

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



**FOR
LEASE**

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=\$8.50/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 a 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

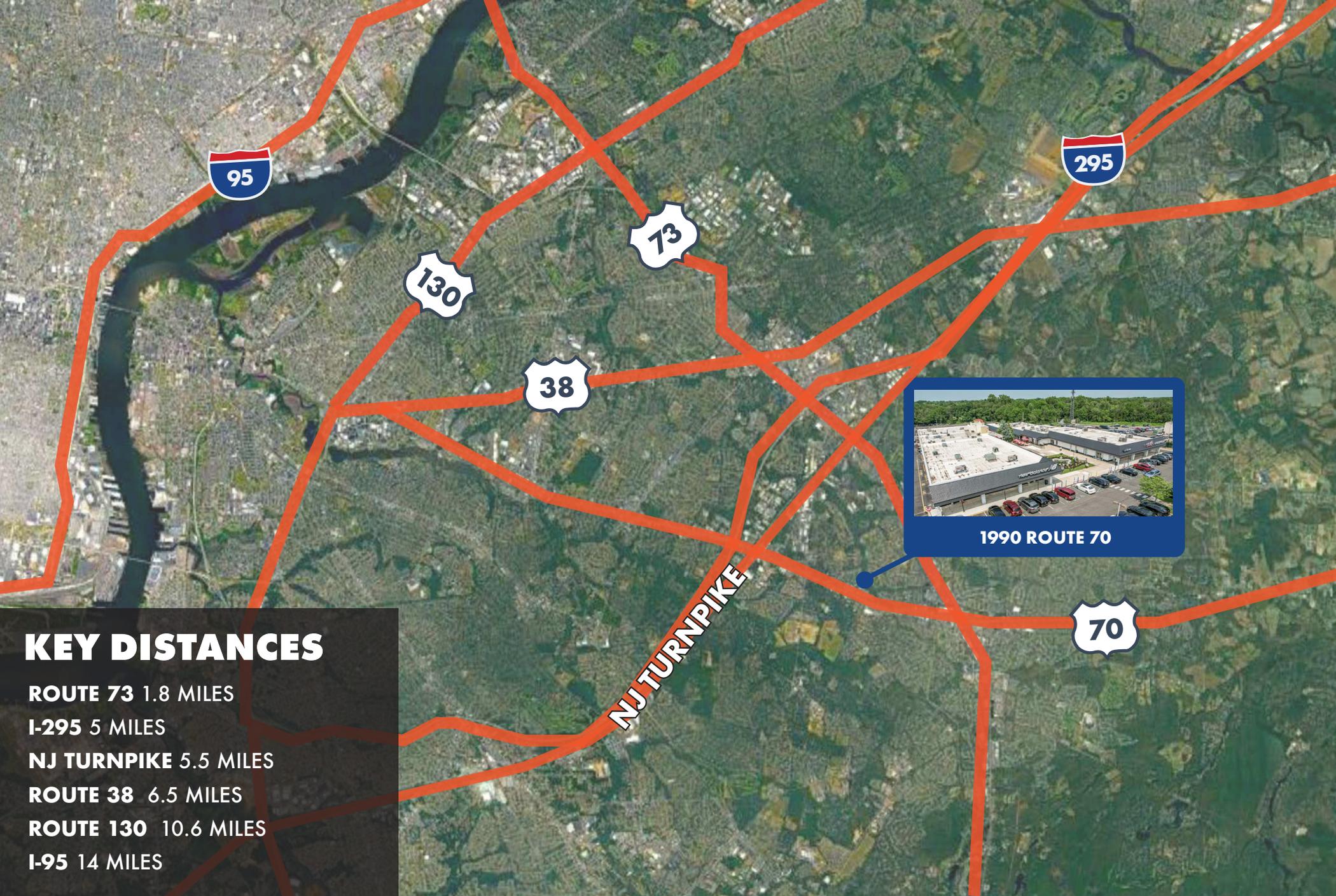
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,382	31,675	83,511
PROJECTED 2028	4,412	31,924	84,326

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



1990 ROUTE 70

NJ TURNPIKE



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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



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PARKING



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NEWLY RENOVATED

DIRECTORY SIGNAGE & NEW LIGHTING



NEW ROOF



MONUMENT SIGNAGE



COURTYARD



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PHOTOGRAPHY

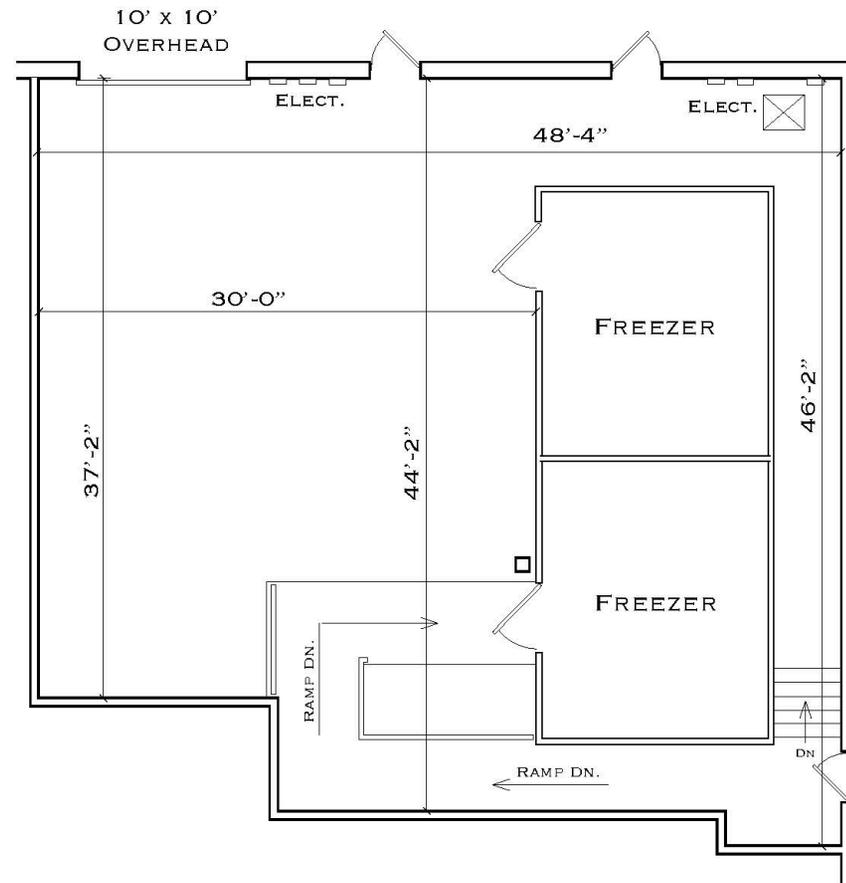


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FLOOR PLAN

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



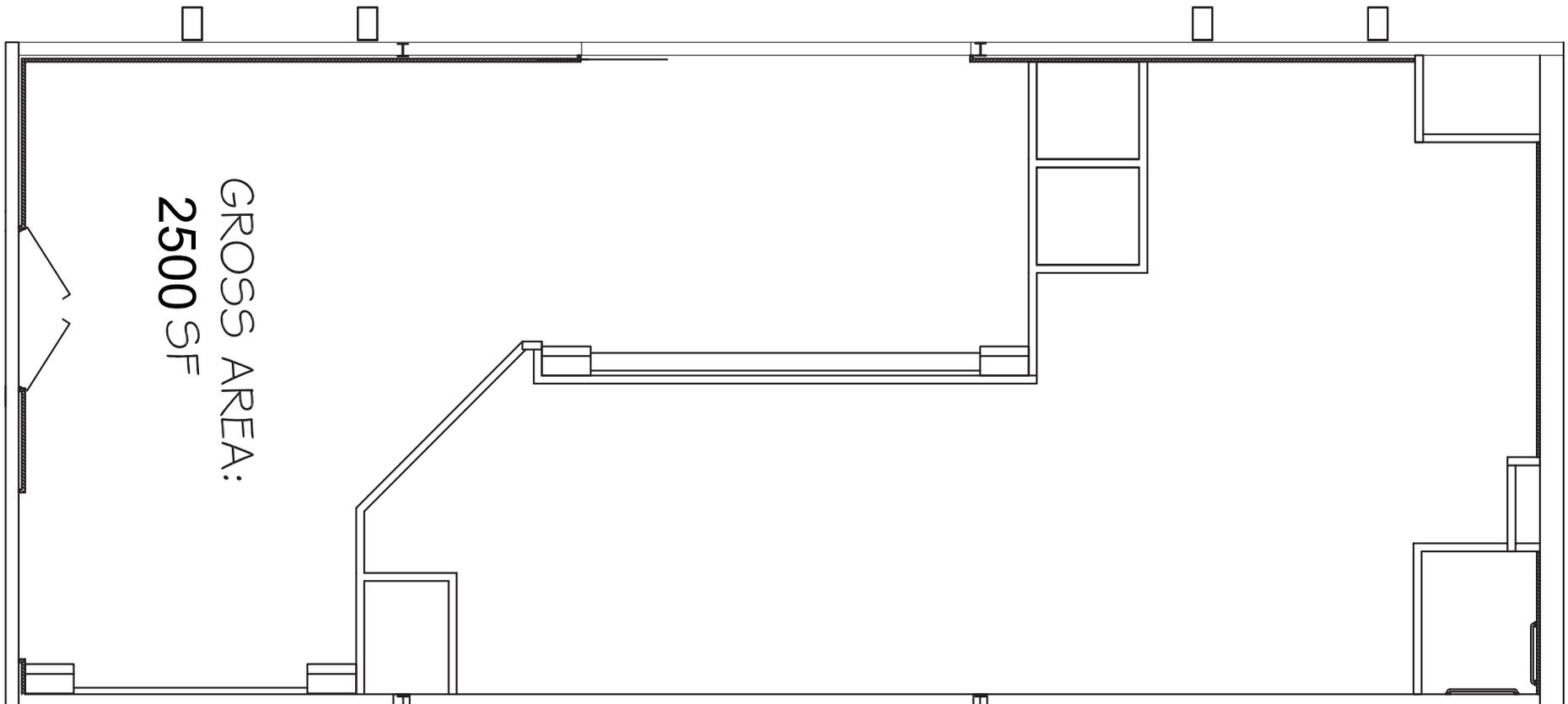
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FLOOR PLAN - SUITE 1

STREET-FACING RETAIL



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