

**FOR
LEASE**

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



HERITAGE SQUARE SHOPPING CENTER

RETAIL STORES FOR LEASE

1871 MARLTON PIKE, CHERRY HILL TOWNSHIP, NJ 08003



DISCLAIMER

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OFFERING SUMMARY

Lease Rate:

Retail: \$19/SF NNN

Office: Call for details

Size Available:

Retail: +/- 1,000 SF

Office:

Suite 201 +/-2,520 SF

Suite 203 +/- 1,645 SF

Signage: Pylon

Parking: +/- 149 Spaces

Zoning: B2

Traffic Count: 58,490 VPD



PROPERTY HIGHLIGHTS

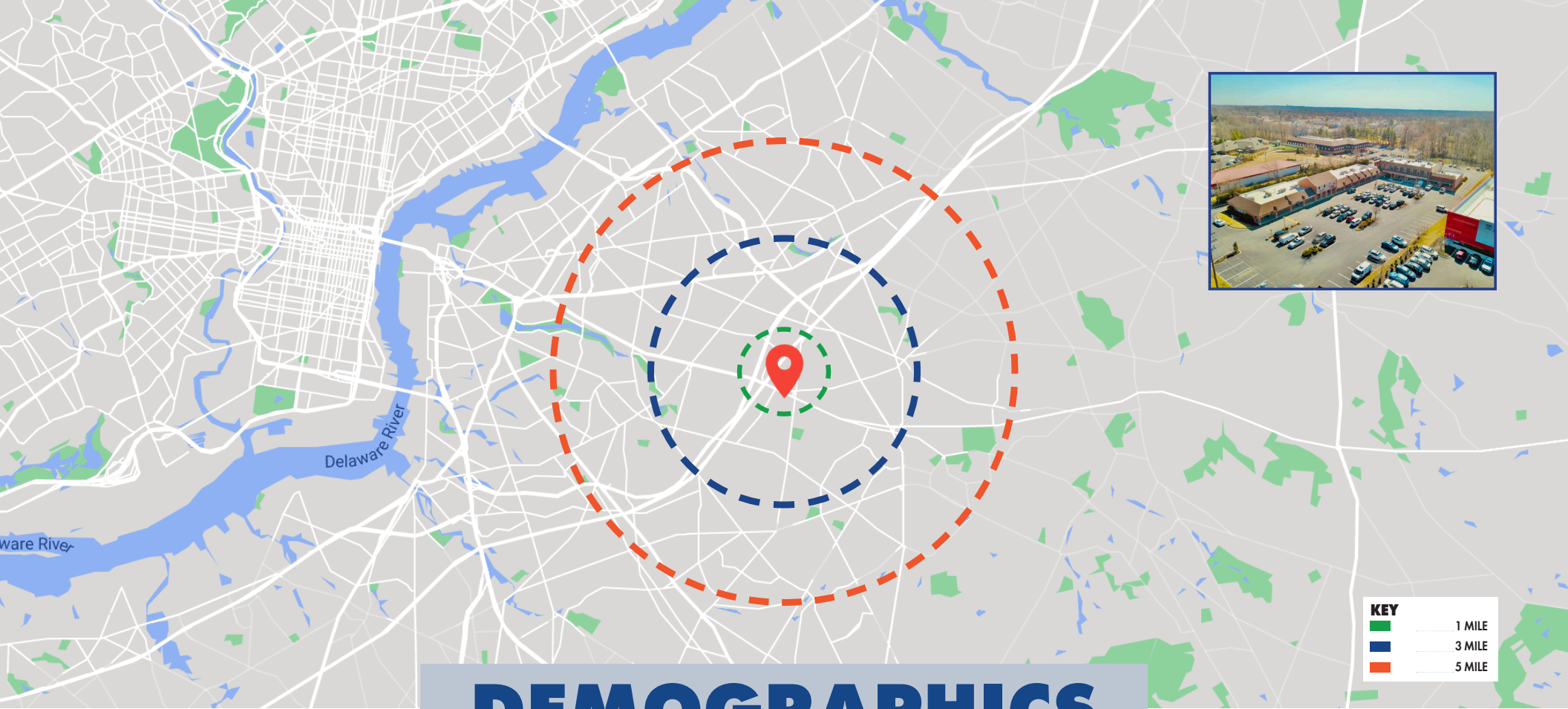
- + Prime Cherry Hill Retail Opportunity
±1,000 SF of highly visible retail space in a well-positioned neighborhood shopping center along heavily traveled Route 70 with over 58,000 VPD, surrounded by strong residential demographics and daily traffic drivers.
- + Strong Co-Tenancy + Built-In Traffic
Located among a diverse mix of national and regional tenants including Pancheri's, Edible Arrangements, Sixty Sixty, Kyuramen, and other popular retail and restaurant users—creating consistent foot traffic and synergy.
- + Convenient Access + Bonus Office Component
Easy access to I-295, Route 73, and Springdale Road. Additional 2nd-floor office space available above the retail with elevator access, ideal for professional users seeking a convenient Cherry Hill location.

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DEMOGRAPHICS

KEY	
●	1 MILE
●	3 MILE
●	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	7,365	83,109	233,482
PROJECTED 2029	7,339	83,442	235,266

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,781	32,505	92,299
PROJECTED 2029	2,771	32,645	930,190

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$160,836	\$134,634	\$131,108
MEDIAN 2029	\$132,237	\$110,318	\$106,324

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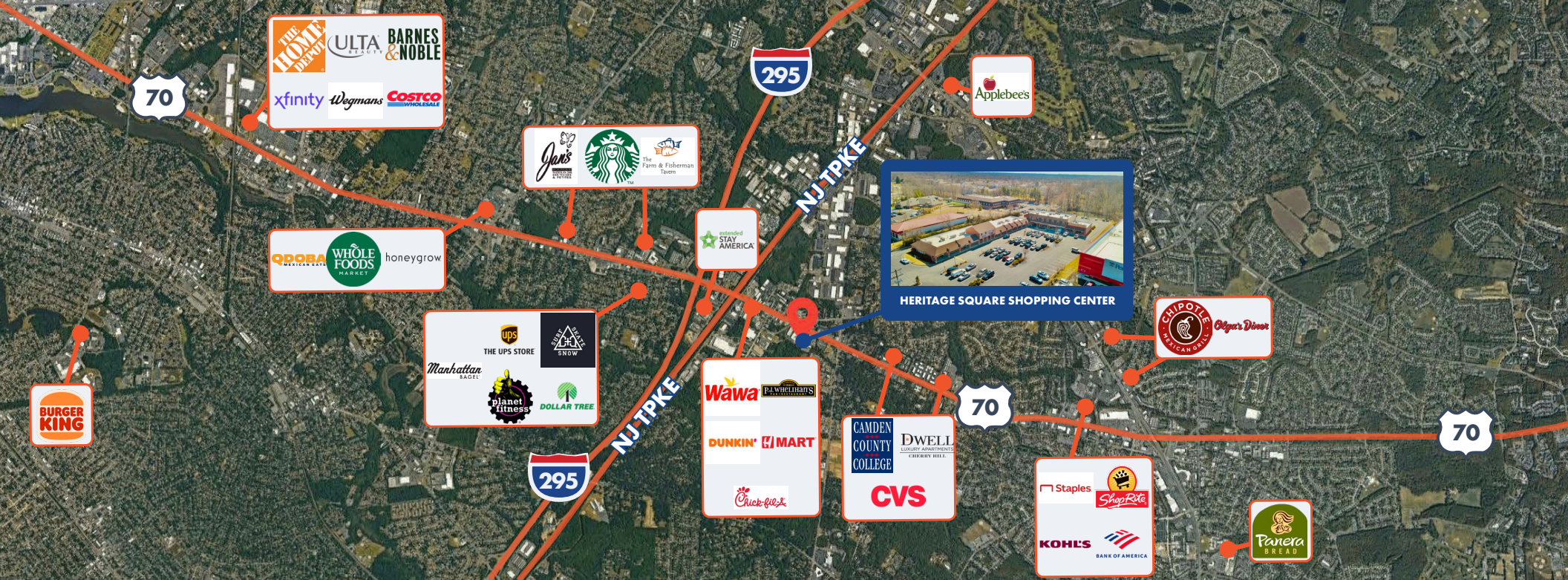


KEY DISTANCES

- I-295 1 MILE
- BEN FRANKLIN BRIDGE 10.3 MILES
- PHILADELPHIA 16.8 MILES
- TRENTON 30.7 MILES
- ATLANTIC CITY 61.4 MILES
- NEW YORK 86.1 MILES

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NEARBY AMENITIES

DINING

- Applebee's
- Burger King
- Chick-fil-A
- Chipotle Mexican Grill
- Dunkin'
- Farm & Fisherman Tavern
- Honeygrow

- Manhattan Bagel
- Olga's Diner
- Panera Bread
- PJ Whelihan's
- Qdoba Mexican Grille
- Starbucks
- Wawa

RETAIL/GROCERY

- Bank of America
- Barnes & Noble
- Camden County College
- Costco Wholesale
- CVS
- Dollar Tree
- Dwell Apartments

- D&Q Skate, Snow, Surf
- Extended Stay America Suites
- HMart
- Jan's Boutique
- Kohl's
- Planet Fitness
- Shoprite
- Staples
- The Home Depot
- The UPS Store
- Ulta
- Wegmans
- Whole Foods
- Xfinity

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