



**FOR  
LEASE**

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**856.797.1919**  
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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**SIGNAGE**

**OFFICE SPACES FOR LEASE**  
**411 ROUTE 70, CHERRY HILL, NJ 08034**





# OFFERING SUMMARY

**Asking Lease Rate: \$18/SF Gross**

**Second Floor Available:**

- Suite 200 +/- 1,675 RSF
- Suite 245 +/- 4,321 RSF
- Contiguous for +/- 5,996 RSF

**Parking: +/- 50 Spaces**

**Signage: Monument**



## PROPERTY HIGHLIGHTS

+ The second-floor office suites feature various sizes of private offices, reception area, conference room and private restrooms. There is an option to occupy the entire floor, or a portion of the floor. Ideal for attorney, general office user, accounting firm or other similar uses

+ Cherry Hill Professional Building is centrally located along heavily trafficked Route 70 in the heart of Cherry Hill and in close proximity to restaurants, hotels and retail shopping centers, including the Cherry Hill Mall

+ The building is in close proximity and accessible from all major thoroughfares including I-295, King's Highway, and Route 70 and 38



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,274	96,784	290,945
PROJECTED 2028	12,101	100,427	299,339

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,847	38,795	114,444
PROJECTED 2028	5,020	40,324	118,296

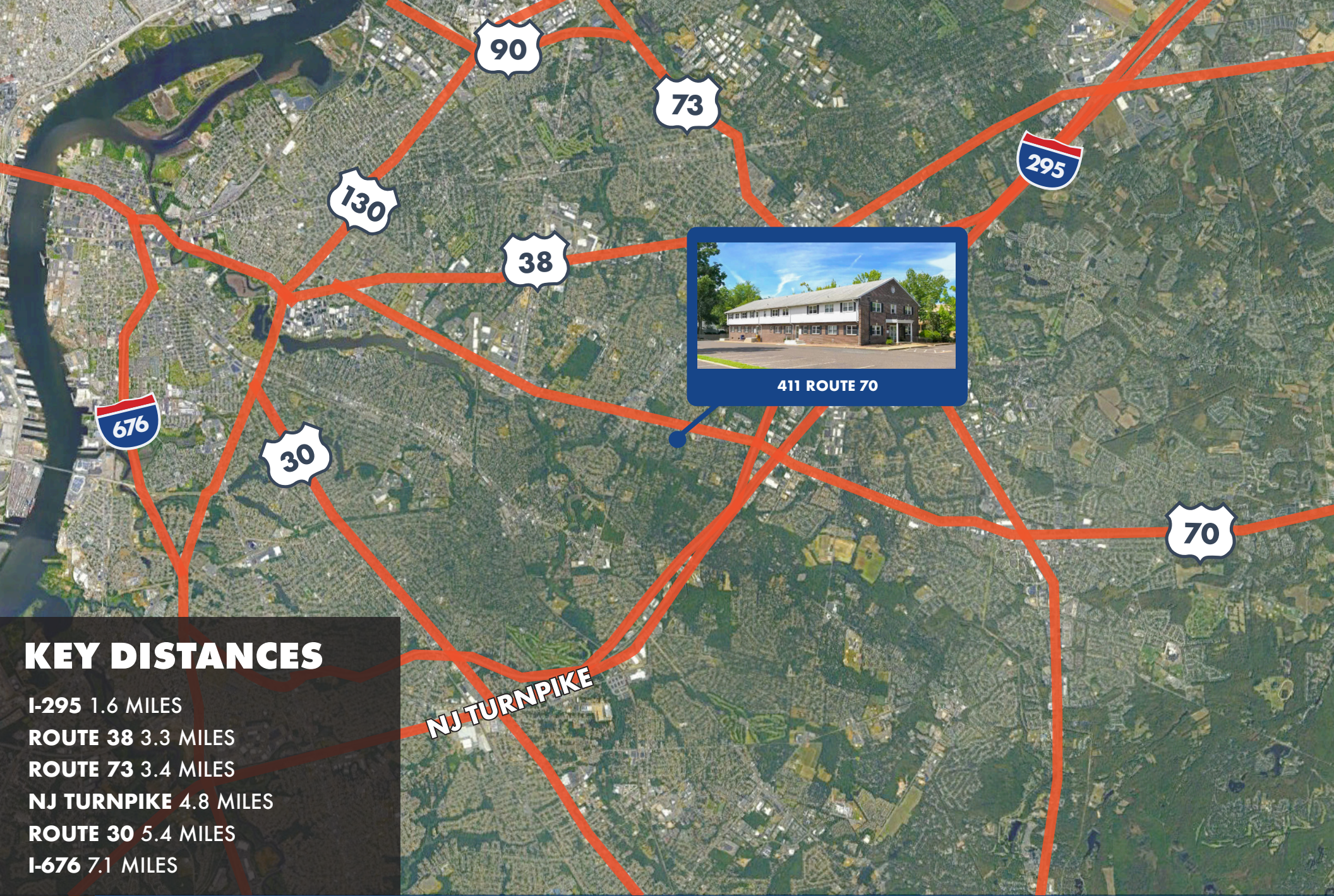
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$112,467	\$127,769	\$117,584
MEDIAN INCOME	\$81,850	\$101,981	\$92,623



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## KEY DISTANCES

- I-295 1.6 MILES
- ROUTE 38 3.3 MILES
- ROUTE 73 3.4 MILES
- NJ TURNPIKE 4.8 MILES
- ROUTE 30 5.4 MILES
- I-676 7.1 MILES



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**ROUTE 70**

## NEARBY AMENITIES

### DINING

- Applebee's
- Bahama Breeze
- Bistro at Cherry Hill
- Brio Italian Grille
- Chick-Fil-A
- Houlihan's
- Manhattan Bagel
- Pancheros
- Pat's Select Pizza
- Red Robin
- Saladworks
- Seasons Pizza
- Silver Diner
- Steak 38 Cafe
- Starbucks
- Taco Bell
- The Habit Burger Grill
- Wegman's
- Whole Foods

### RETAIL/GROCERY

- Cherry Hill Mall
  - American Eagle
  - Foot Locker
  - Banana Republic
  - H&M
  - JCPenney
- Costco
- Dollar Tree
- Duluth Trading Company
- Midas
- Nordstrom Rack
- Talbots
- Target
- UPS



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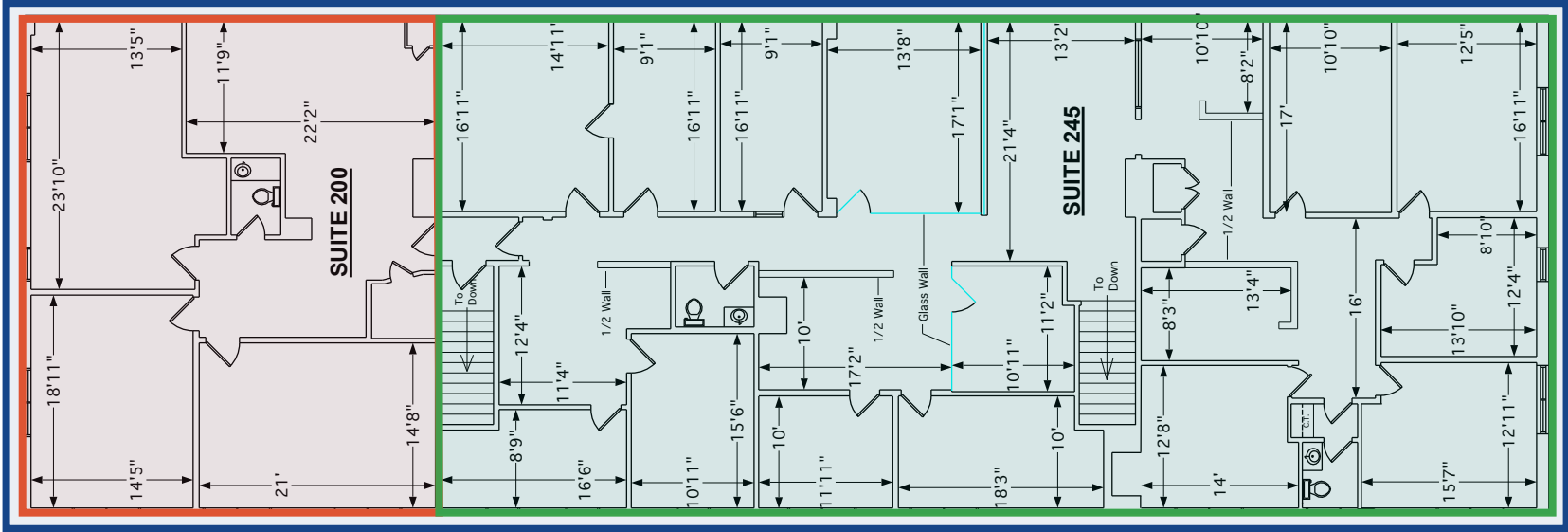
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# FLOORPLAN

## Second Floor



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# INTERIOR

SUITE 200



SUITE 245



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