



**FOR
SALE**

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1873 Marlton Pike, East, Suite 1C
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LAND DEVELOPMENT OPPORTUNITY
1904 SPRINGDALE ROAD, CHERRY HILL, NJ 08003



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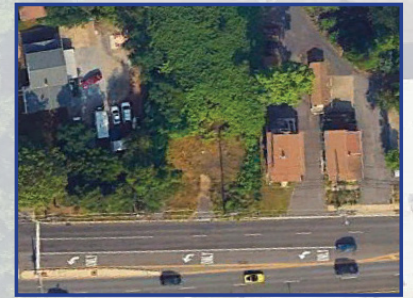
OFFERING SUMMARY

Asking Sale Price: \$199,500

Acreage Available: +/- .48 Acres

Zoning: O1 Limited Office Zone

*Residential with approval from the township



PROPERTY HIGHLIGHTS

- + Conveniently located near major highways, including I-295 and Route 70, offering easy access to surrounding areas and high traffic exposure along Springdale Road
- + Surrounded by numerous medical and professional offices, making it an ideal location for businesses seeking visibility and proximity to related services
- + Close to a variety of dining options, including sit-down and fast-casual restaurants like Chick-fil-A, Wawa, Dunkin, Romanza Italian Restaurant, and A Little Thai Kitchen, enhancing convenience for employees and visitors



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,679	83,686	225,488
PROJECTED 2028	7,667	84,055	227,444

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	3,018	33,081	87,870
PROJECTED 2028	2,951	32,804	88,773

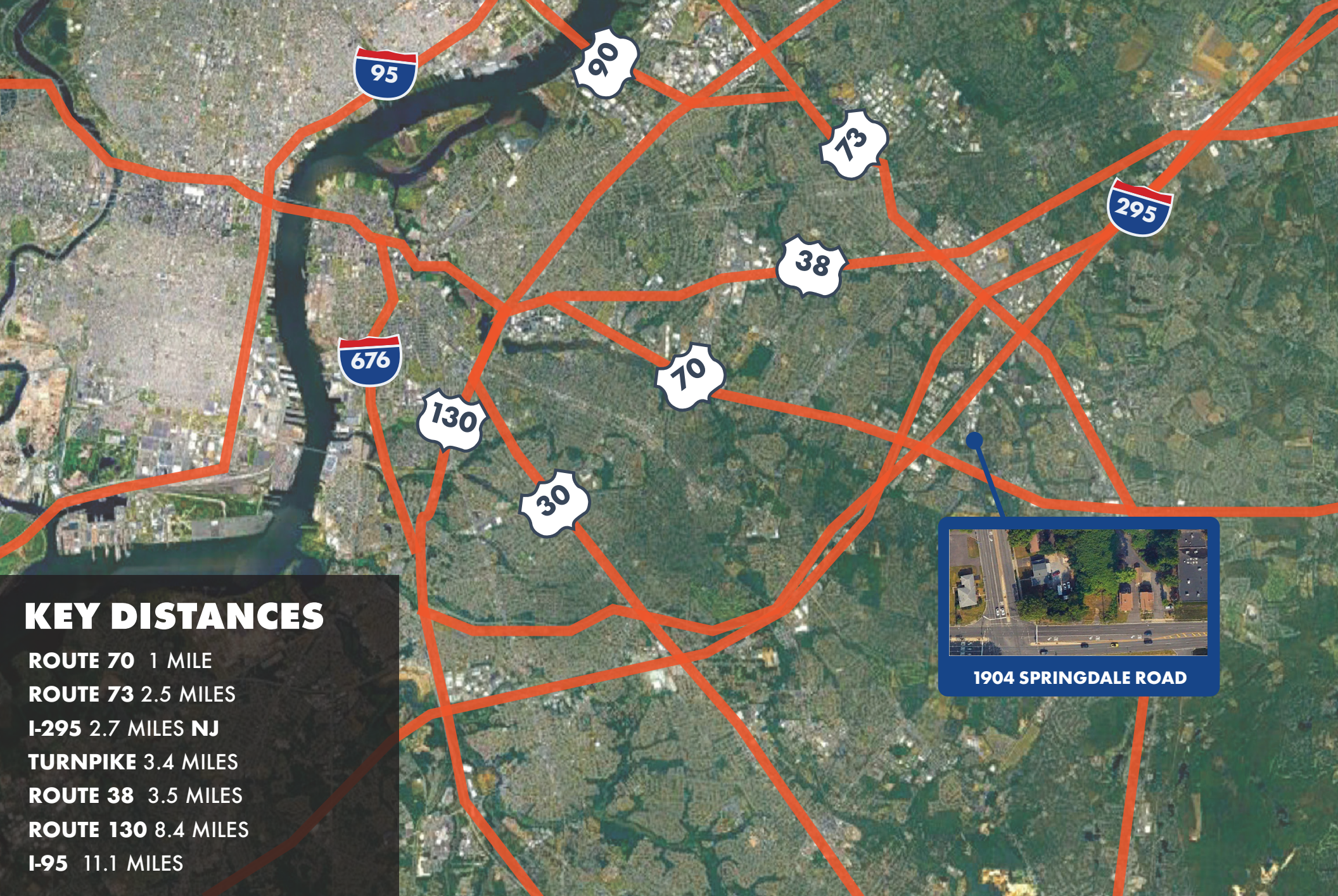
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$155,867	\$134,113	\$132,944
MEDIAN INCOME	\$125,864	\$125,864	\$107,840



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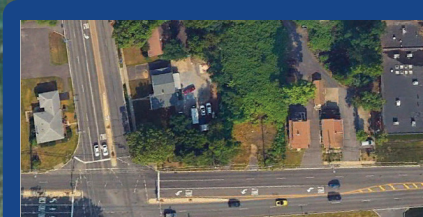
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KEY DISTANCES

ROUTE 70 1 MILE
ROUTE 73 2.5 MILES
I-295 2.7 MILES NJ
TURNPIKE 3.4 MILES
ROUTE 38 3.5 MILES
ROUTE 130 8.4 MILES
I-95 11.1 MILES



1904 SPRINGDALE ROAD



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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



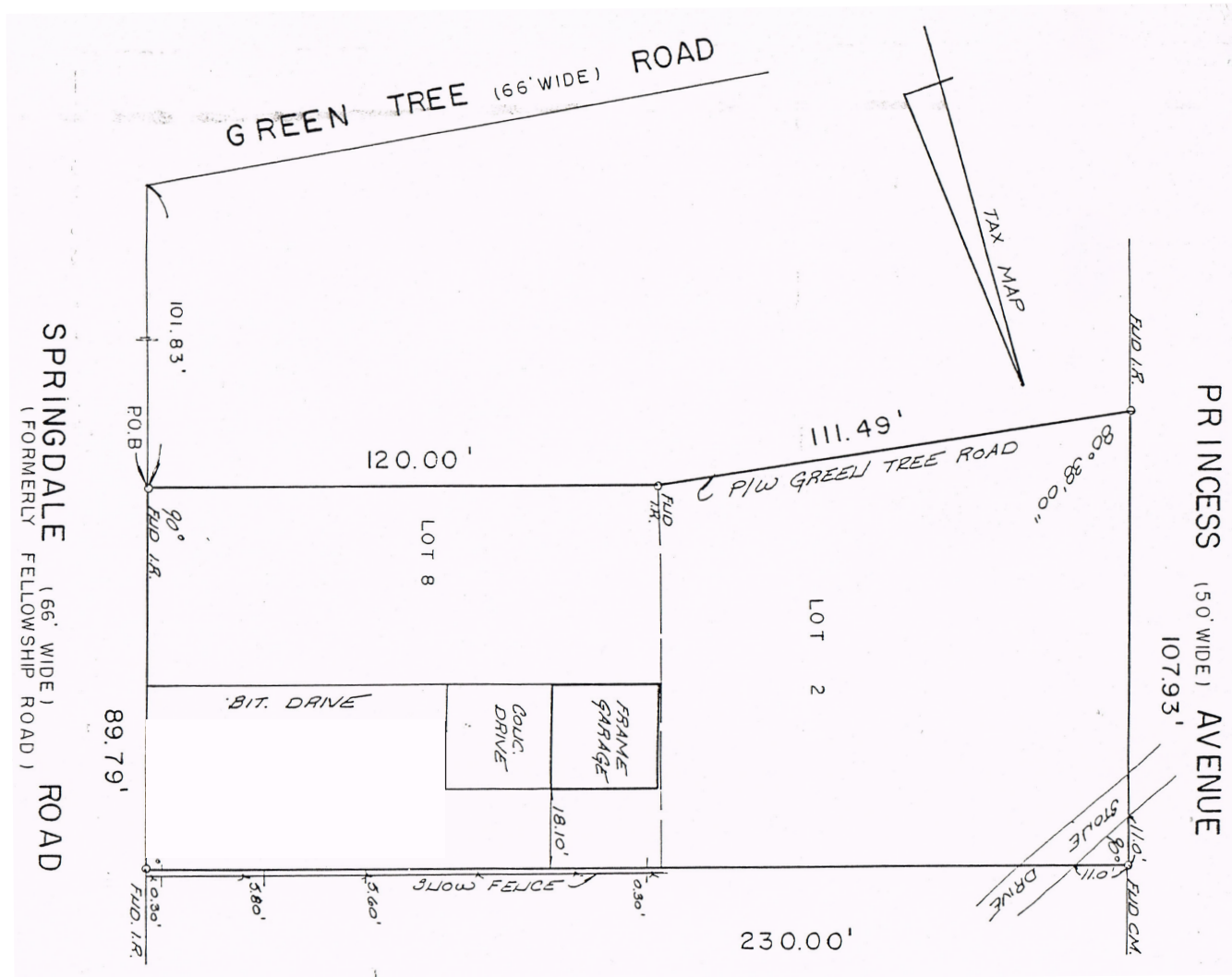
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SURVEY



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