

AVAILABLE FOR SALE

ROUTE 38 DEVELOPMENT

ASSEMBLAGE

1521 RT 38, CHERRY HILL, NJ 08002

Optional Expansion
1515 Route 38 Block
177.01 Lot 15

442 Third Avenue
Block 177.01 Lot 2

448 Third Avenue
Block 177.01 Lot 3

450 Third Avenue
Block 177.01 Lot 4

450 Third Avenue
Block 177.01 Lot 5

HIGH VISIBILITY ON ROUTE 38

POTENTIAL REDEVELOPMENT- RETAIL | MEDICAL | OFFICE

CONTACT

JOE RIGGS

+1 609 352 1162

joe.riggs@naimertz.com

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856.234.9600 | naimertz.com

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PROPERTY SUMMARY

ROUTE 38 DEVELOPMENT ASSEMBLAGE CHERRY HILL, NJ



PROPERTY DESCRIPTION

- * Prime spot right on Route 38 in Cherry Hill with amazing visibility along a major South Jersey corridor.
- * Four side-by-side parcels making up a 1.12-acre core site, with the option to expand up to about 1.71 acres if you need more room.
- * Surrounded by mix of retail, offices, medical spaces, and neighborhoods all around.
- * Convenient location for getting anywhere in Cherry Hill, Philly, or the broader South Jersey area.
- * Potential issues including medical, professional offices, a bank, daycare, restaurant, or a drive-thru.

OFFERING SUMMARY

Sale Price:	Upon Request
Lot Size:	1.12 Acres
With Expanded Site:	1.71 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,789	51,842	117,207
Total Population	9,592	135,637	305,845
Average HH Income	\$138,207	\$117,778	\$116,855

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LOCATION MAP

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