



856.797.1919
www.VantageRES.com
1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

PRIME OFFICE FOR LEASE
1939 ROUTE 70

 **CHERRY HILL, NJ 08003**

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OFFERING SUMMARY



SF AVAILABLE

Suite 230: +/- 920 RSF



LEASE RATE

\$21 / SF FS



SIGNAGE

Monument, suite and directory signage



PARKING

90 surface spaces



VISIBLE SIGNAGE ON ROUTE 70



AREA HIGHLIGHTS

- ✓ The building features abundant parking, pylon signage on Route 70, secure access, and a diverse roster of co-tenants
- ✓ The building is centrally located along Route 70 (Marlton Pike) in Cherry Hill and is in close proximity to all major regional thoroughfares including I-295, the NJ Turnpike and Routes 38 and 73
- ✓ Building is in close proximity to restaurants, retail shopping centers and healthcare facilities

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	8,955	78,598	210,725
2027 POPULATION PROJECTION	9,058	78,975	211,735
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,282	30,220	83,109
2027 HOUSEHOLD PROJECTION	3,315	30,394	83,568
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$158,332	\$137,835	\$129,830
MEDIAN HOUSEHOLD INCOME	\$137,979	\$111,131	\$102,998

KEY DISTANCES

I-295

1.8 MILES

ROUTE 73

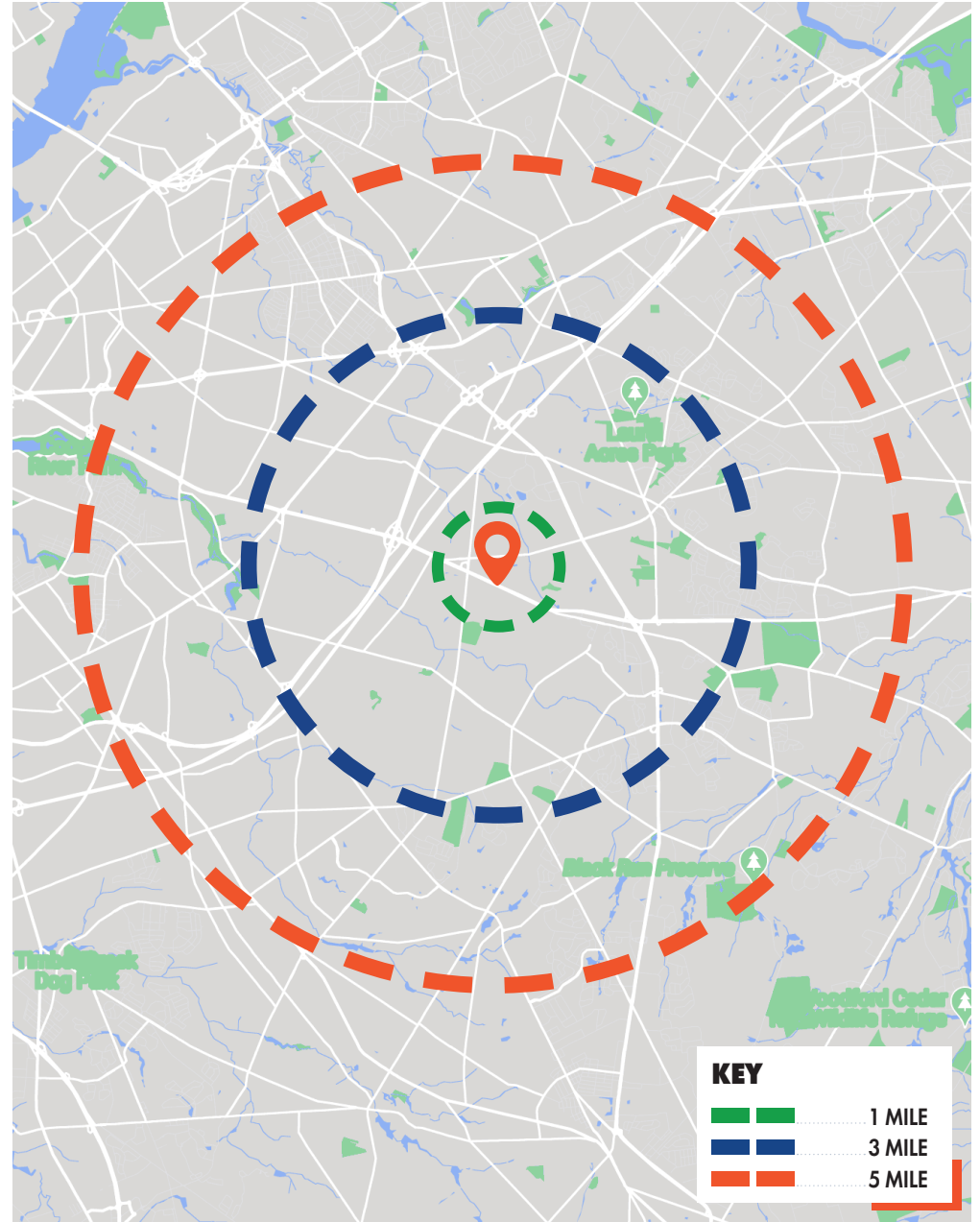
2 MILES

NJ TURNPIKE

3.4 MILE

BENJAMIN FRANKLIN BRIDGE

11 MILES



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NEARBY AMENITIES

DINING

- Cherry Hill Pointe
 - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancheros Mexican Grill
- McDonald's
- PJ Welihan's Pub + Restaurant
- Tuscany Marketplace
 - Bobby Chez Famous Crab Cakes
 - Megu Sushi & Hibachi
 - Miel Patisserie & Café

RETAIL

- Barnes & Noble
- Bridal Garden
- Cherry Hill Pointe
 - ARC Document Solutions
 - Philadelphia Hand to Shoulder Center
 - Relax The Back
 - Tiffany Nail
 - William Robert Salon
- CVS
- EZ Drop Cleaners
- Firestone
- Heritage Square Shopping Center
 - Cho's Salon
 - MCA Travel
 - Spivak Jewelers
- Midas
- ShopRite of Marlton
- Staples
- Tuscany Marketplace
 - Crown Trophy
 - Huntington Learning Center
 - Irma's Bridal
 - Louis Christian Robert John Salon
 - New Balance
 - Revamp Medical Spa
 - School of Rock
- Verizon
- Wawa
- Woodstock Trading Company

MEDICAL

- Advocare South Jersey Pediatrics
- Cooper Cherry Hill
- My Orthodontist
- Penn Medicine
- Virtua Female Pelvic Medicine



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FLOOR PLANS

Suite 230: +/- 920 RSF

