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

**END-CAP
UNIT**

**FOR
SALE
OR
LEASE**



PAVILLIONS OF VOORHEES

OFFICE CONDO FOR SALE OR LEASE
2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



DISCLAIMER

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OFFERING SUMMARY

Sale Price: \$145,000

Lease Rate: \$23/SF + Utilities

Size Available: +/- 1,012 SF

Signage: Facade & Directory

Zoning: 01 - Office

Parking: 65 Shared Spaces

Condo Fees: \$379/Month

Taxes: \$4,167.31/Year



PROPERTY HIGHLIGHTS

+ Suite 208 offers a flexible, functional layout in 1,012 SF with an open floor plan and three private offices set within a well-maintained professional office campus, ideal for professional, medical, or wellness practices.

+ Convenient regional accessibility — centrally located on Evesham Road with easy access to Route 73 and I-295, putting Cherry Hill, Haddonfield, Marlton, and Mount Laurel all within reach for clients across the region.

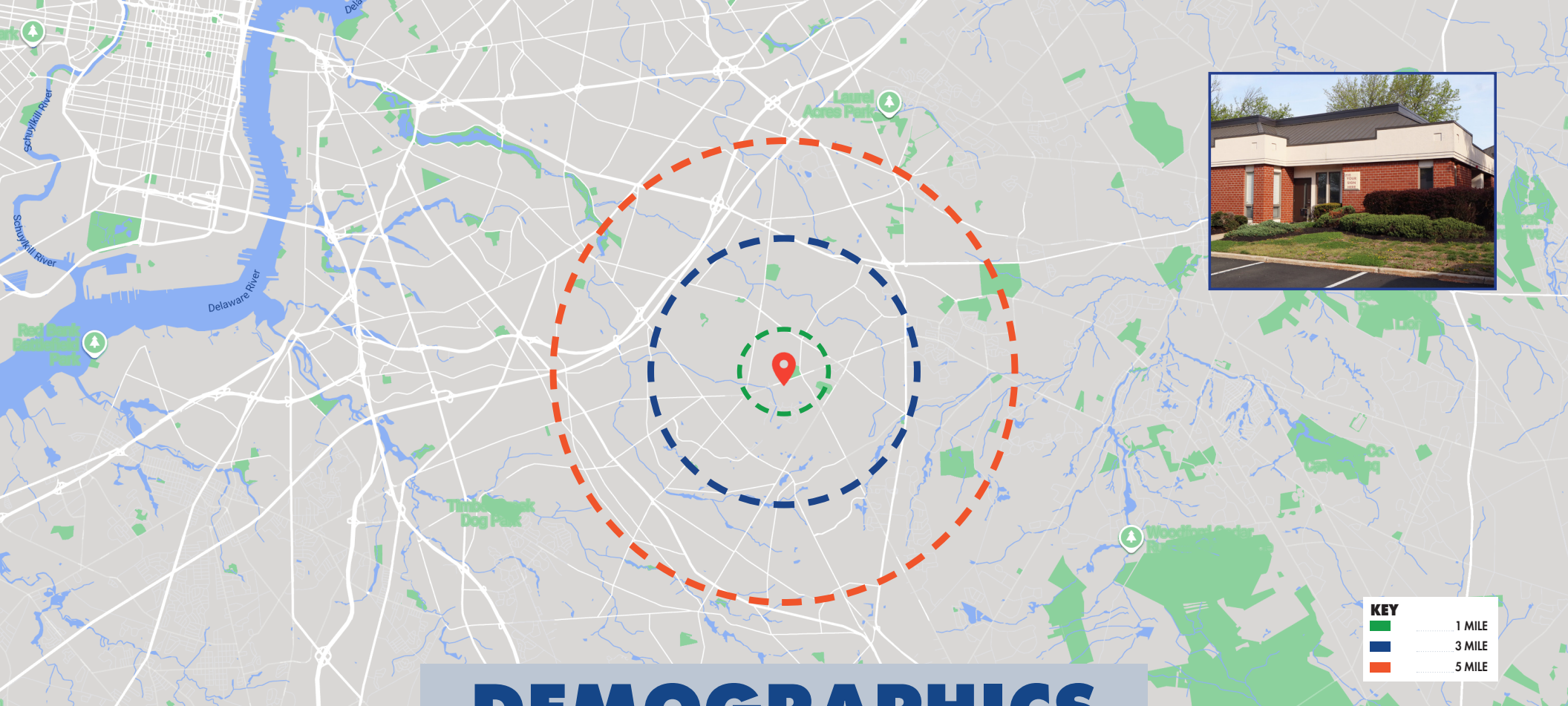
+ Surrounded by everyday conveniences. Everything your clients and staff need is just minutes away — Short Hills Shopping Center, The Promenade at Sagemore, Eagle Plaza, Starbucks, Wawa, and a variety of local restaurants all within easy reach.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	35,204	216,606	784,724
PROJECTED 2029	35,885	220,955	766,543

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,927	84,732	288,419
PROJECTED 2029	13,183	86,471	295,372

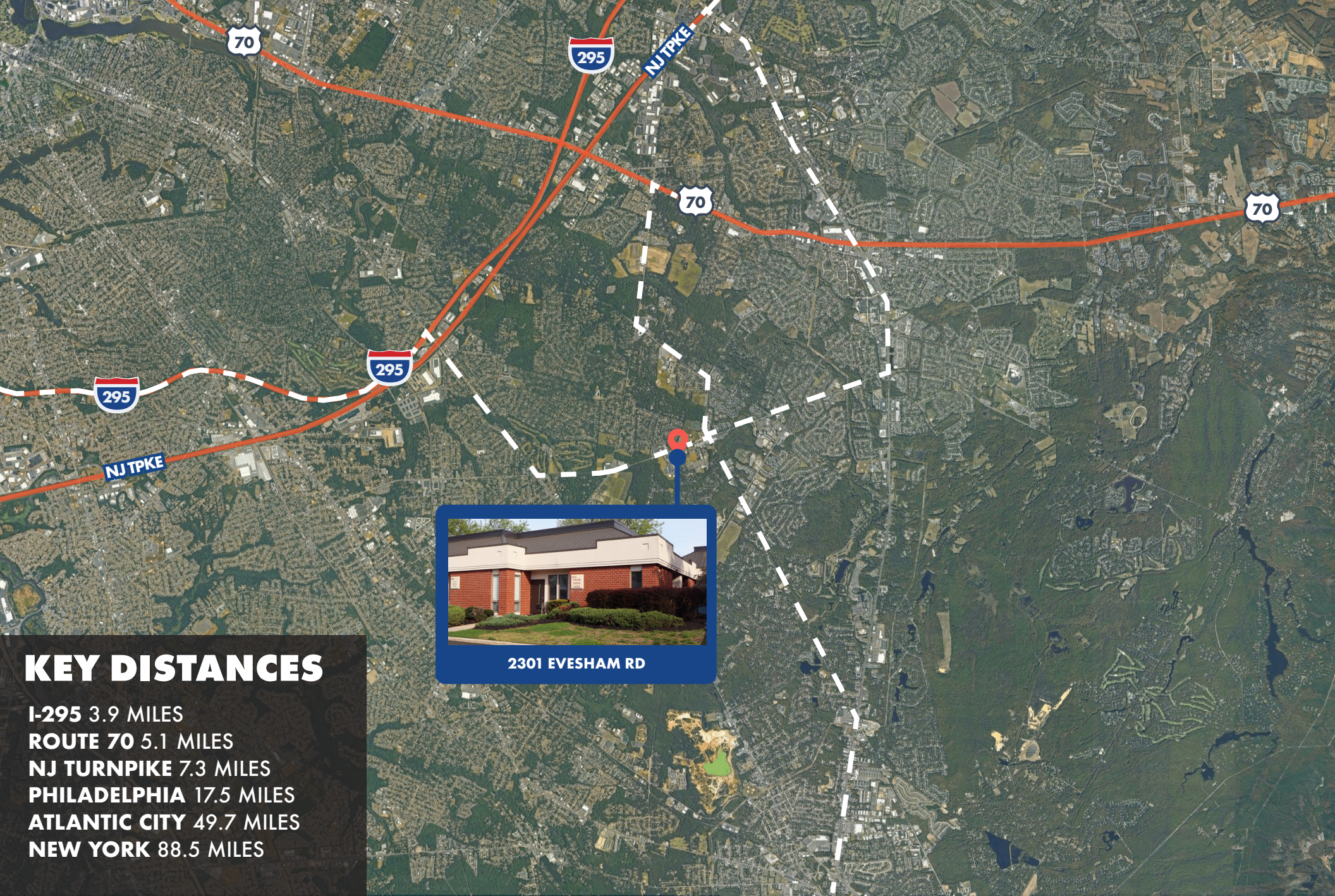
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$164,551	\$133,505	\$122,201
MEDIAN 2029	\$139,758	\$104,779	\$96,108

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KEY DISTANCES

I-295 3.9 MILES
ROUTE 70 5.1 MILES
NJ TURNPIKE 7.3 MILES
PHILADELPHIA 17.5 MILES
ATLANTIC CITY 49.7 MILES
NEW YORK 88.5 MILES

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NEARBY AMENITIES

DINING

- Buffalo Wild Wings
- Chick-fil-A
- Dunkin'
- Greens and Grains
- Ott's Tavern
- Pancheros Mexican Grill
- Panda Express
- Panera Bread
- Santucci's Original Square Pizza
- Smoothie King
- Starbucks
- Wawa
- Wendy's

RETAIL/GROCERY

- AMC Theaters
- Bank of America
- Cooper University Health Campus
- CVS
- Eagle Plaza
- Eastern Regional High School
- Echelon Health & Fitness
- Goodwill Donation Center
- Hair Cuttery
- Patient First Primary & Urgent Care
- PNC Bank
- Public Storage
- Saddlehill Winery
- Shoprite
- Target
- TD Bank
- The Edge Fitness Clubs
- USPS
- Voorhees Golf Land

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