



# PREMIER ROUTE 70 MEDICAL/PROFESSIONAL OFFICE BUILDING FOR LEASE



1945 EAST ROUTE 70 | CHERRY HILL, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



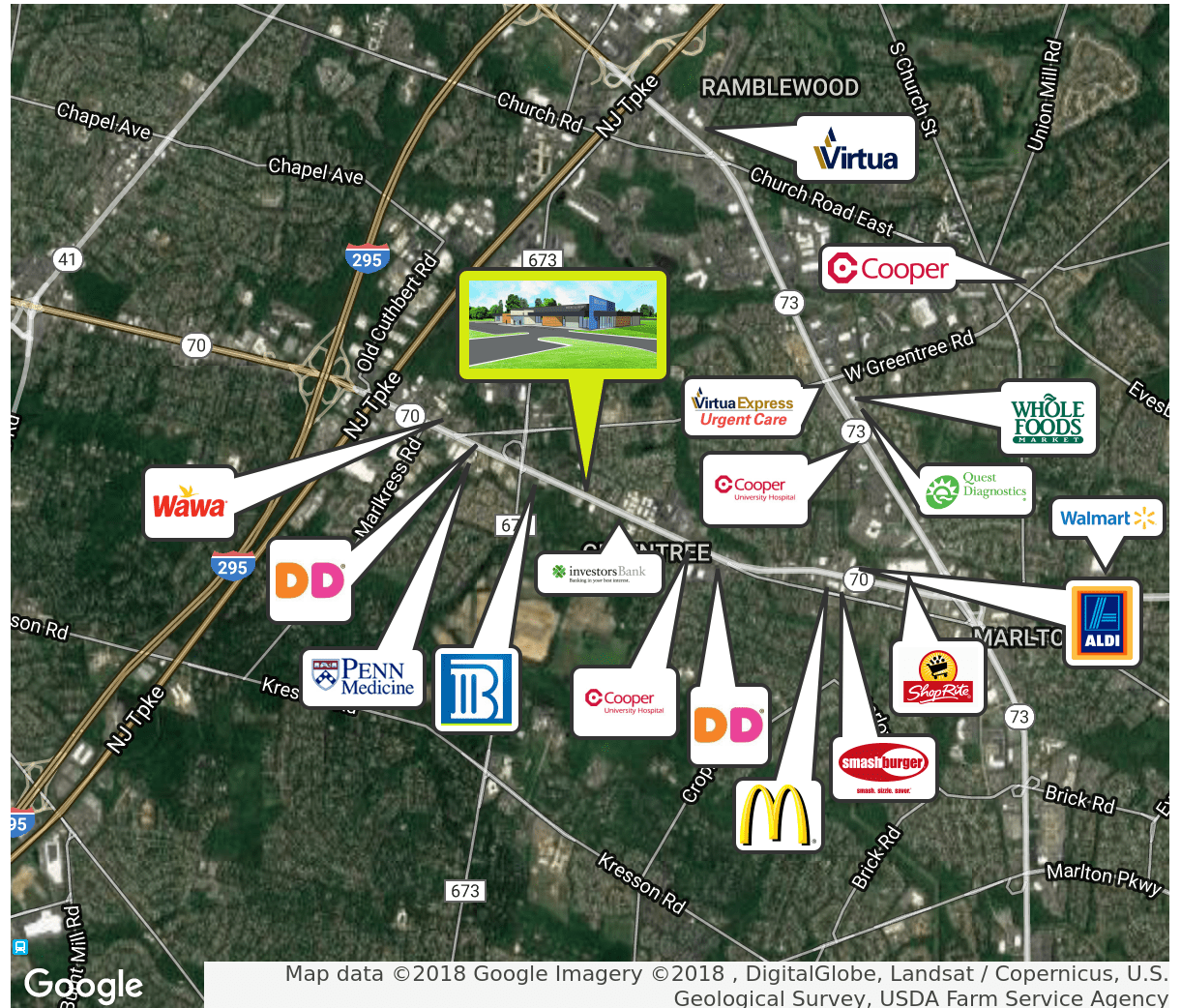
## PROPERTY DESCRIPTION

- Location** 1945 East Route 70  
Cherry Hill, NJ 08003
- Size / SF Available** 17,500 SF (Divisible)
- Lease Price** \$21.00/SF (NNN)
- Occupancy** Available for immediate occupancy
- Signage** Monument and building signage available
- Property / Area Description**
  - Major capital improvements & renovations complete!
  - Available for immediate occupancy
  - Located along Route 70 (Marlton Pike) in Cherry Hill's Central Business District
  - Convenient access to area shopping, hotels, and restaurants
  - Immediate access to I-295, providing for convenient North/South access
  - Within close proximity to all local health systems
  - Well located multi-tenanted medical office complex with on-site ownership and management

## Contact Us

Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com

Tammi Coppinger  
Executive Property Manager  
856.857.6303  
tammi.coppinger@wolfcre.com

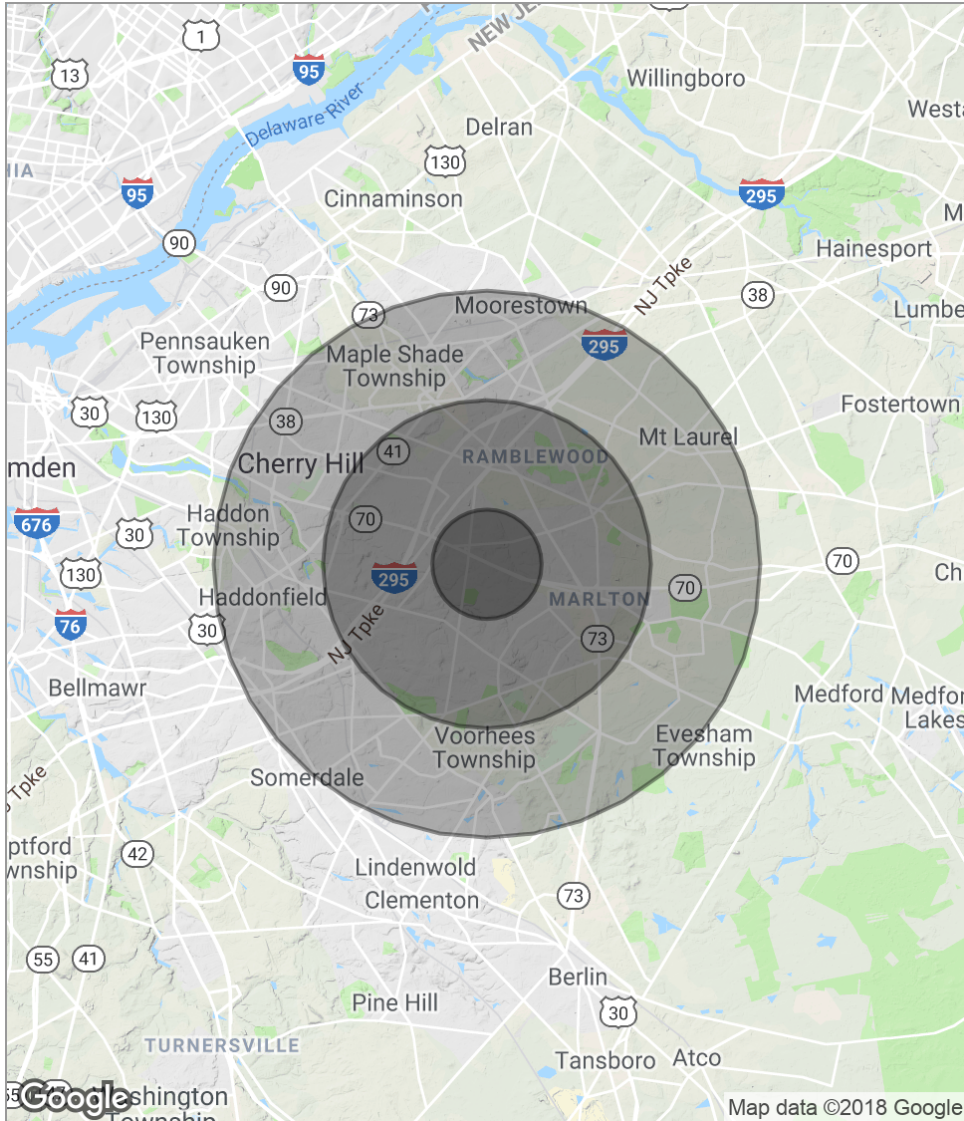


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## DEMOGRAPHICS MAP

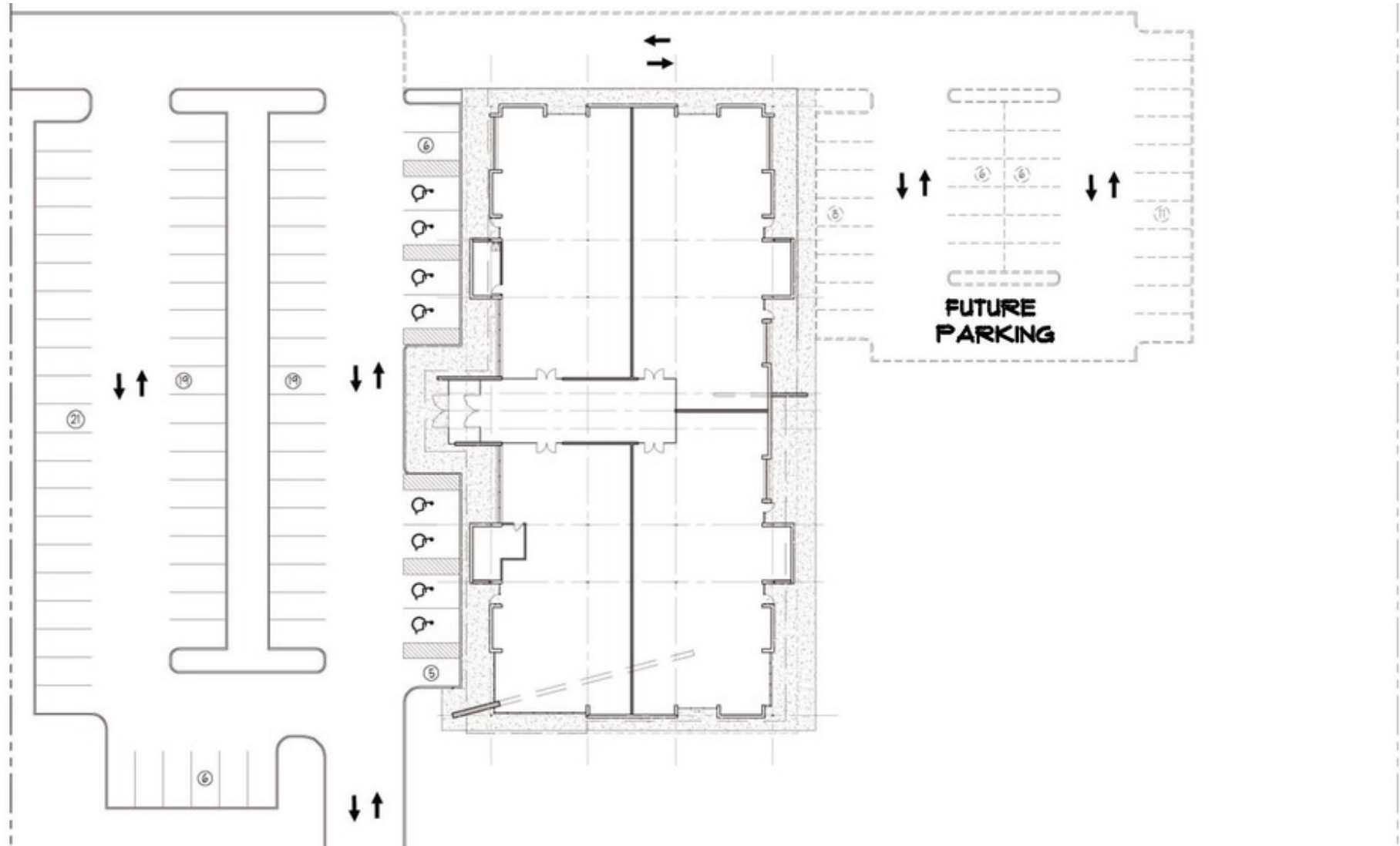


POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,568	76,382	214,493
Median age	42.1	42.6	41.9
Median age (male)	40.5	41.0	40.4
Median age (Female)	43.5	44.4	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,988	28,113	82,509
# of persons per HH	2.9	2.7	2.6
Average HH income	\$123,783	\$116,455	\$102,343
Average house value	\$341,669	\$341,376	\$334,465

*\* Demographic data derived from 2010 US Census*

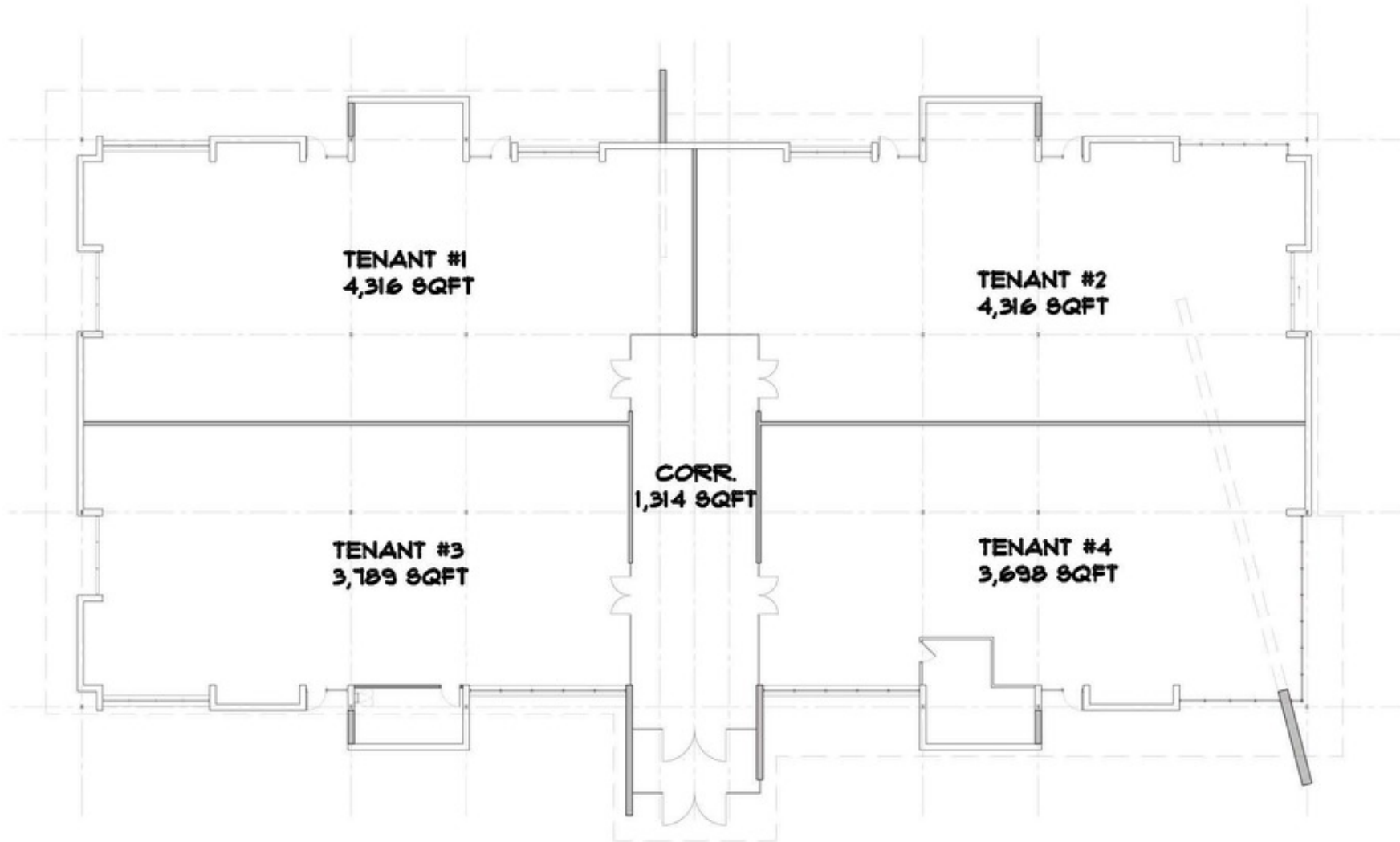
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**SITE PLAN**



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FLOOR PLANS



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