



856.797.1919

www.VantageRES.com

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

OFFICE/FLEX SPACE FOR LEASE

620 DEER ROAD, UNIT 18

CHERRY HILL, NJ 08034

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Vice President

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OFFERING SUMMARY



SUITE SIZE
+/- 2,400 SF



ASKING LEASE RATE
Call for details



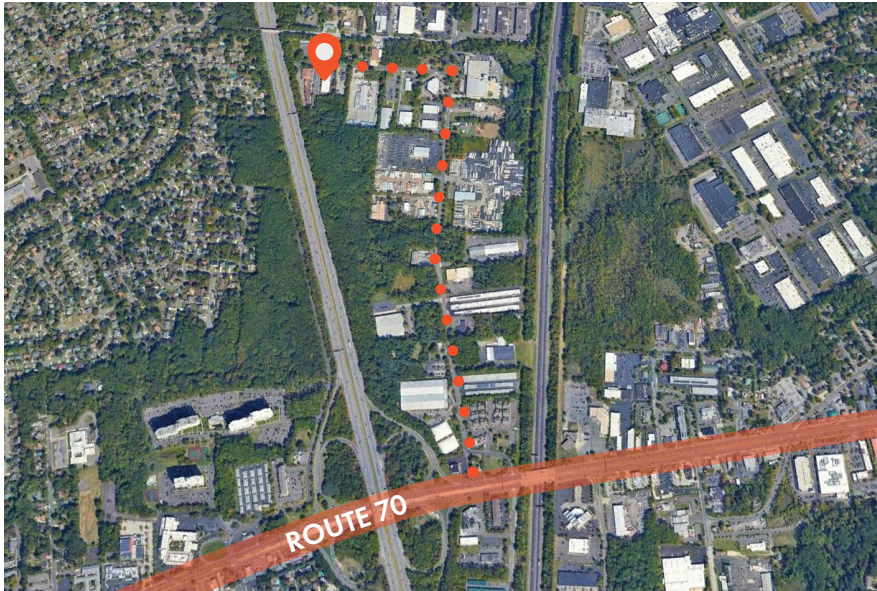
SIGNAGE
Suite signage



PARKING
Onsite



AVAILABLE
April 1, 2027



AREA HIGHLIGHTS

- ✓ End Cap with multiple windows, currently used as a gym or trainer facility
- ✓ Property includes 10'x12' drive-in door in the rear, (2) ADA bathrooms one w/shower and one without. +/- 15' ceiling height with LED lighting. New HVAC units, office space with a 480 SF mezzanine above it
- ✓ Centrally located in the heart of the Cherry Hill business district. Minutes from I-295 Exit 34, Route 73 and the NJ Turnpike



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	8,374	87,800	245,384
2028 POPULATION PROJECTION	8,772	91,122	253,893
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	3,378	35,100	96,470
2028 HOUSEHOLD PROJECTION	3,563	36,473	99,948
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$113,926	\$121,395	\$128,077
MEDIAN HOUSEHOLD INCOME	\$84,779	\$96,402	\$102,772

KEY DISTANCES

ROUTE 73
3.8 MILES

I - 295
4.4 MILES

NJ TURNPIKE
4.7 MILES

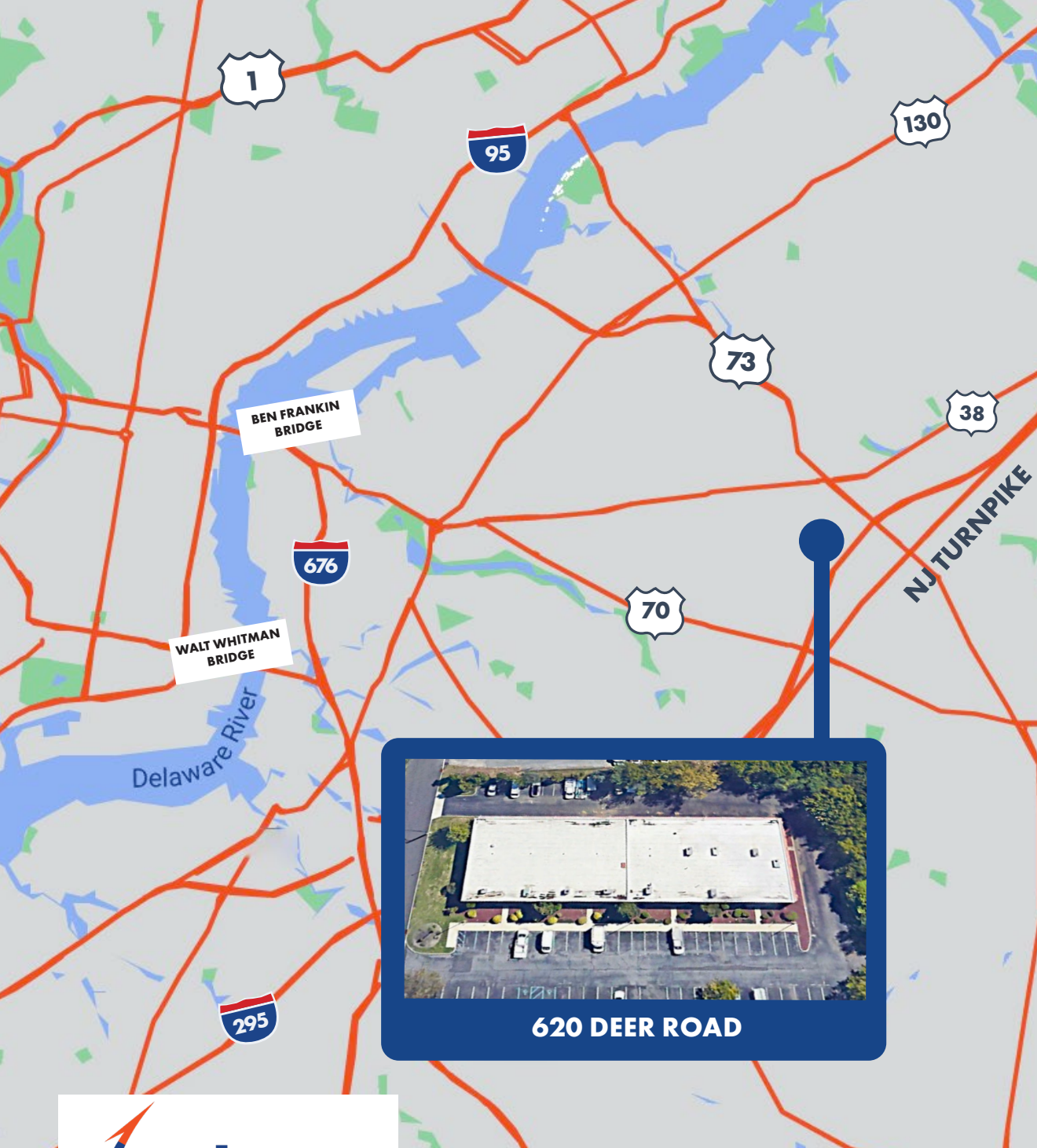
PHILADELPHIA
11.3 MILES



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NEARBY AMENITIES

RETAIL

- Best Buy
- Costco
- CVS
- Jiffy Lube
- Double Tree by Hilton
- Home Depot
- Home Goods
- Lowes Home Improvement
- MOMs Organic Market
- PetSmart
- Puff & Pipe
- Residence Inn by Marriott
- Shoprite
- Starbucks
- Tarantini panzerotti
- The Big Event
- Trader Joes
- Walmart Supercenter
- Wawa
- Wegmans
- Whole Foods

DINING

- Chick-Fil-A
- Dunkin
- Farm & Fisherman Tavern
- Forgotten Boardwalk Brewing Company
- Mexican Food Factory
- Millers Ale House
- Pancheros
- PJ Whelihans
- Ponzios Diner
- Prince Tea House
- Starbucks
- Tarantini Panzerotti

MEDICAL

- Advocate South Jersey Pediatrics
- Cooper Plastic & Reconstructive Surgery
- Holdbrook Pediatric Dental
- Infusion Center
- My Orthodontist
- Nova Dermatology
- Penn Medicine
- Springdale Family Dental
- Virtua OB/GYN Cherry Hill



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FLOOR PLAN

