



**FOR
LEASE**

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



FREE-STANDING RETAIL SPACE WITH DRIVE-THRU
340 SOUTH WHITE HORSE PIKE, BERLIN, NJ 08009



OFFERING SUMMARY

Asking Lease Rate: \$4,000/Month NNN

Size Available: +/- 1,750 SF

Signage: Monument

Zoning: C-2

Parking: +/- 17 Spaces

Traffic Count: 17,411 VPD



PROPERTY HIGHLIGHTS

+ Located in a prime spot on White Horse Pike, this property boasts ample surface parking and prominent road signage, ensuring excellent visibility and accessibility for your business. Whether you're looking to start something new or expand an existing venture, this location offers a wealth of opportunities for growth and success

+ Building has a drive-thru

+ Located near multiple amenities such as shops, restaurants, and medical offices, helping to draw extra visibility

+ This property is in close proximity to major thoroughfares, including Route 73, Route 70, and Berlin-Cross Keys Rd. With such convenient access to multiple key routes, this property offers seamless connectivity to a wide range of destinations

DRIVE-THRU!



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,319	35,037	102,666
PROJECTED 2028	5,518	36,472	106,735

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,944	12,441	37,234
PROJECTED 2028	2,019	12,967	38,746

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$98,492	\$131,360	\$112,450
MEDIAN INCOME	\$84,016	\$104,679	\$87,129



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KEY DISTANCES

- ROUTE 73 1 MILE
- ROUTE 42 3.1 MILES
- ROUTE 70 8.4 MILES
- I-295 8.6 MILES
- ROUTE 55 12.9 MILES



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ROUTE 30

NEARBY AMENITIES

DINING

- China Max
- Dunkin
- Fat Tomato Italian Bistro
- Golden Nugget Tavern
- McDonalds
- New Berlin Diner
- Pasta Vino
- Racks Pub & Grill
- Ritas
- Victory Bar & Grill
- Whims Brewing

RETAIL/GROCERY

- ATCO Train Station
- Berlin Hospital
- Damblys Garden Center
- Diamond Autos
- Dollar General
- Enterprise
- Green Acres
- Greenwoods Inn & Suites
- Monaco Indoor Karting
- Power Athletics
- Stella Farms
- Tractor Supply Co
- Wawa



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PROPERTY HIGHLIGHTS

PARKING & SIGNAGE



INTERIOR



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