

OFFICE SUITES FOR LEASE IN LANDMARK LOCATION

UNDER
NEW
OWNERSHIP!



**2201 ROUTE 38
CHERRY HILL, NJ**



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PROPERTY DESCRIPTION

Location: 2201 Route 38
Cherry Hill, NJ 08002

Size/SF Available: +/-1,100 to 10,500 SF

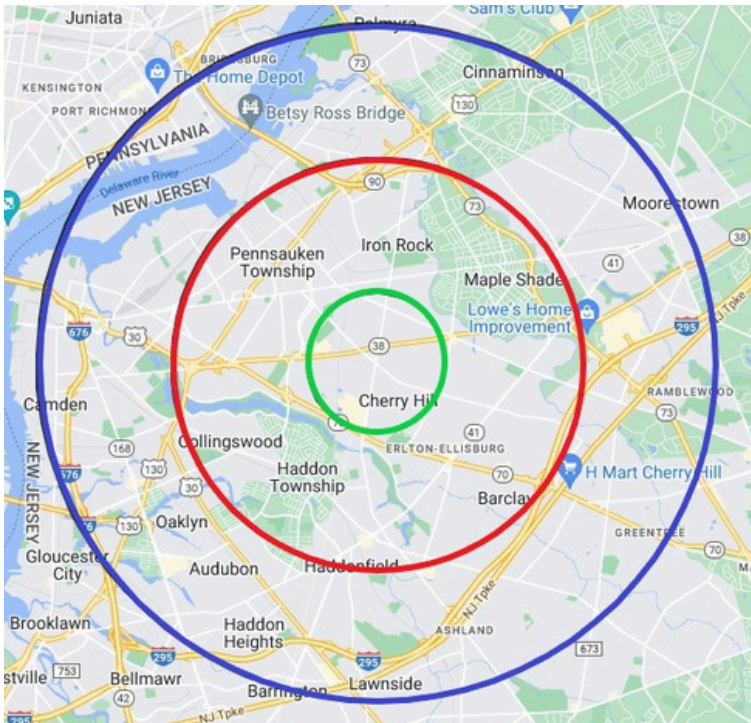
Lease Price: Call for information

Occupancy: Immediate

Signage: Directory & Suite

PROPERTY AREA/HIGHLIGHTS

- Under new ownership and property management
- +/- 81,000 SF office building with 8 floors undergoing capital improvements
- Situated on Route 38 providing easy access from Routes 70, 73 and 130, I-295, NJ Turnpike and Center City Philadelphia
- Landmark location across from the Cherry Hill Mall
- Easily accessible to bus lines: 317, 413, 418, 455, 457 and to the Atlantic City Rail Line



2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population:	11,860	102,706	274,852
Est. Households:	4,676	40,757	104,318
Avg. Household Income:	\$109,472	\$106,829	\$110,157

TRAFFIC COUNT: 49,011 VPD



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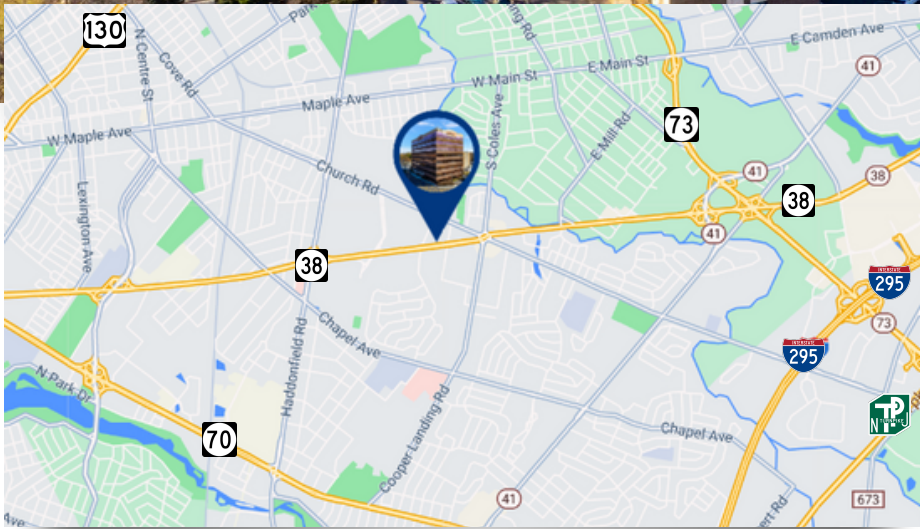
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- ROUTE 73:** 2 Miles
- ROUTE 70:** 2 Miles
- ROUTE 130:** 2.8 Miles
- I-295:** 3.5 Miles
- NJ TURNPIKE:** 4.3 Miles
- CENTER CITY:** 9 Miles
- PHILADELPHIA AIRPORT:** 18 Miles



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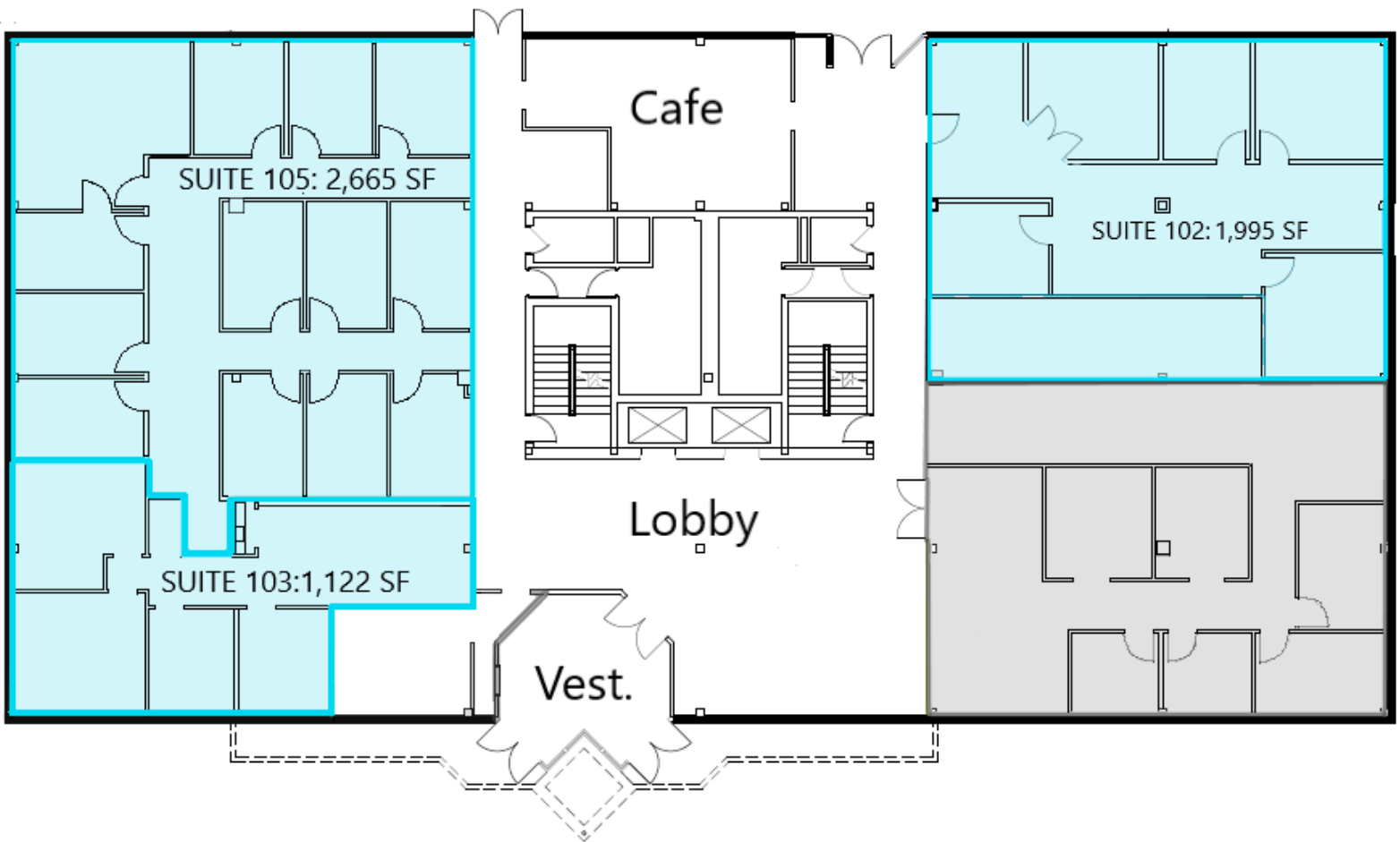
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FIRST FLOOR PLAN

SUITE 102: 1,995 SF

SUITE 103: 1,122 SF

SUITE 105: 2,665 SF



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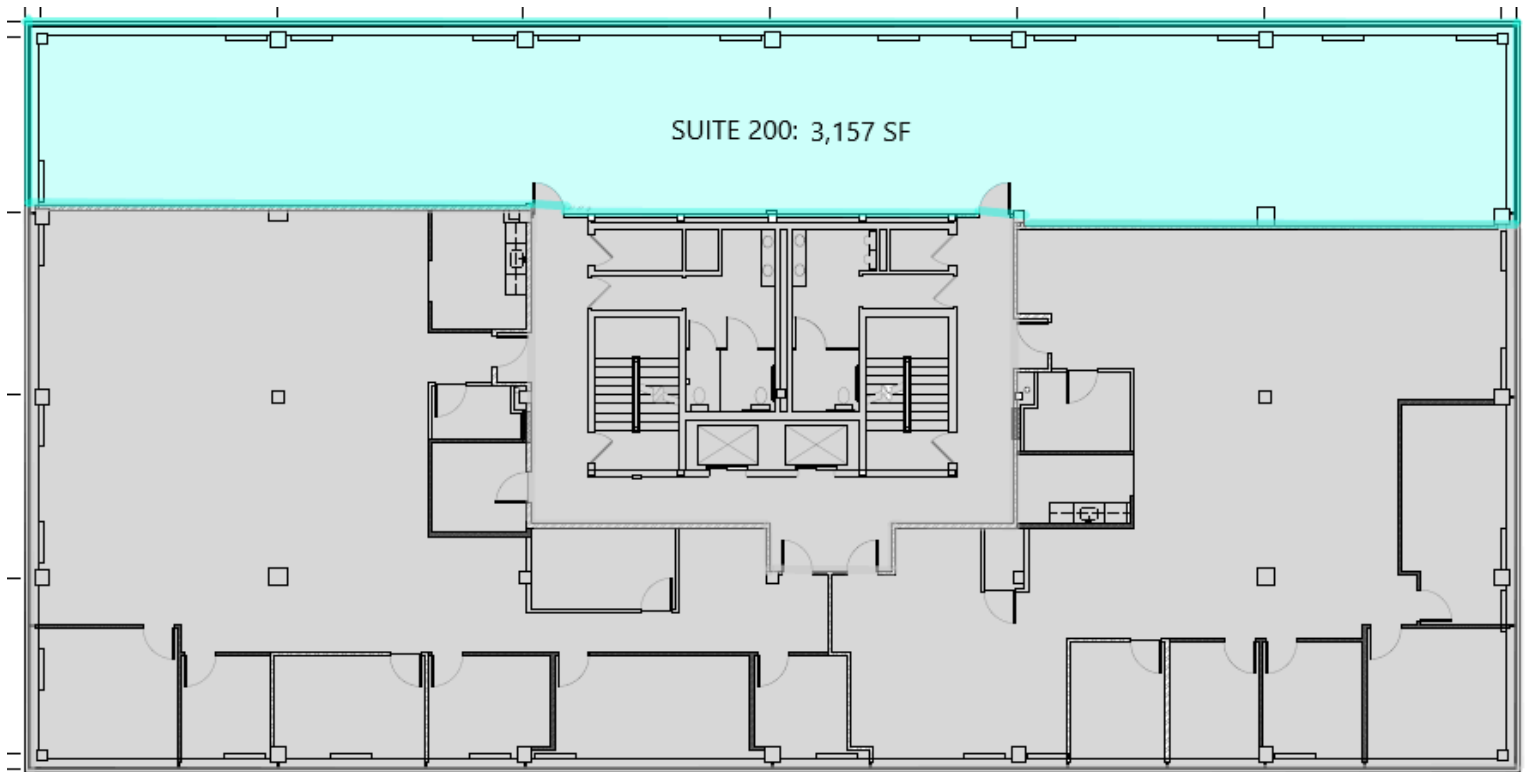
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SECOND FLOOR PLAN

SUITE 200: 3,157 SF



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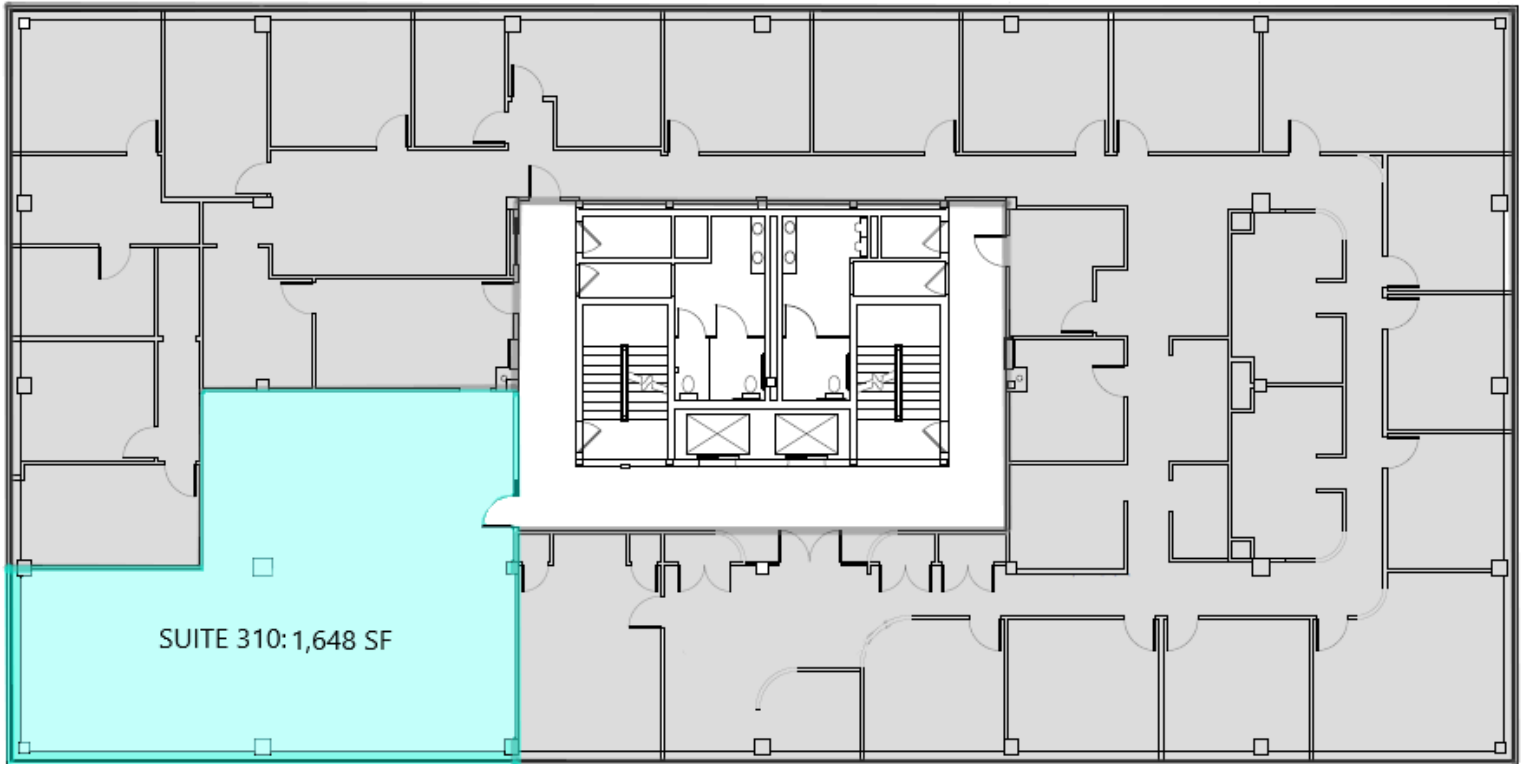
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THIRD FLOOR PLAN

SUITE 310: 1,648 SF



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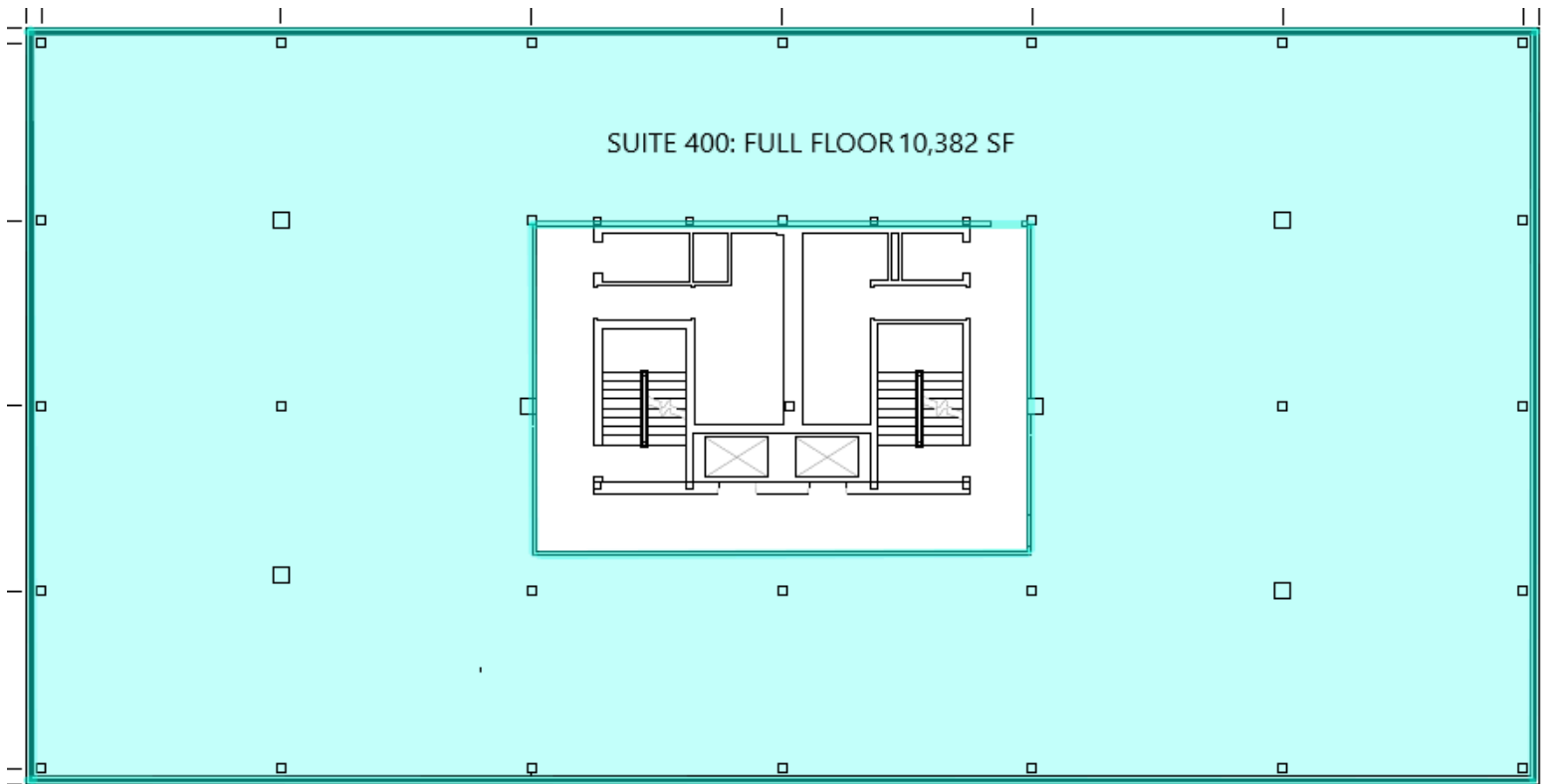
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FOURTH FLOOR PLAN

SUITE 400: FULL FLOOR 10,382 SF



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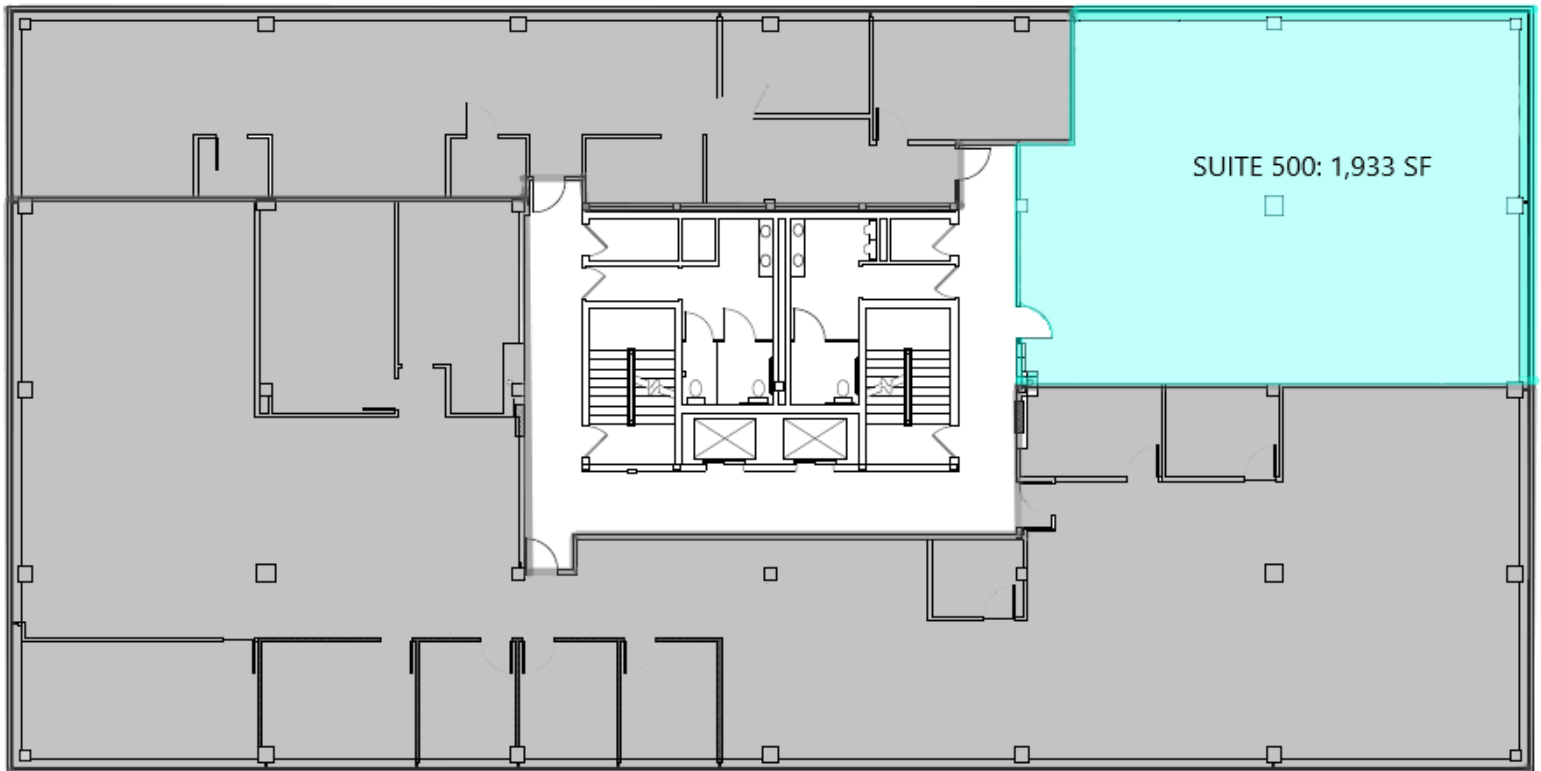
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FIFTH FLOOR PLAN

SUITE 500: 1,993 SF



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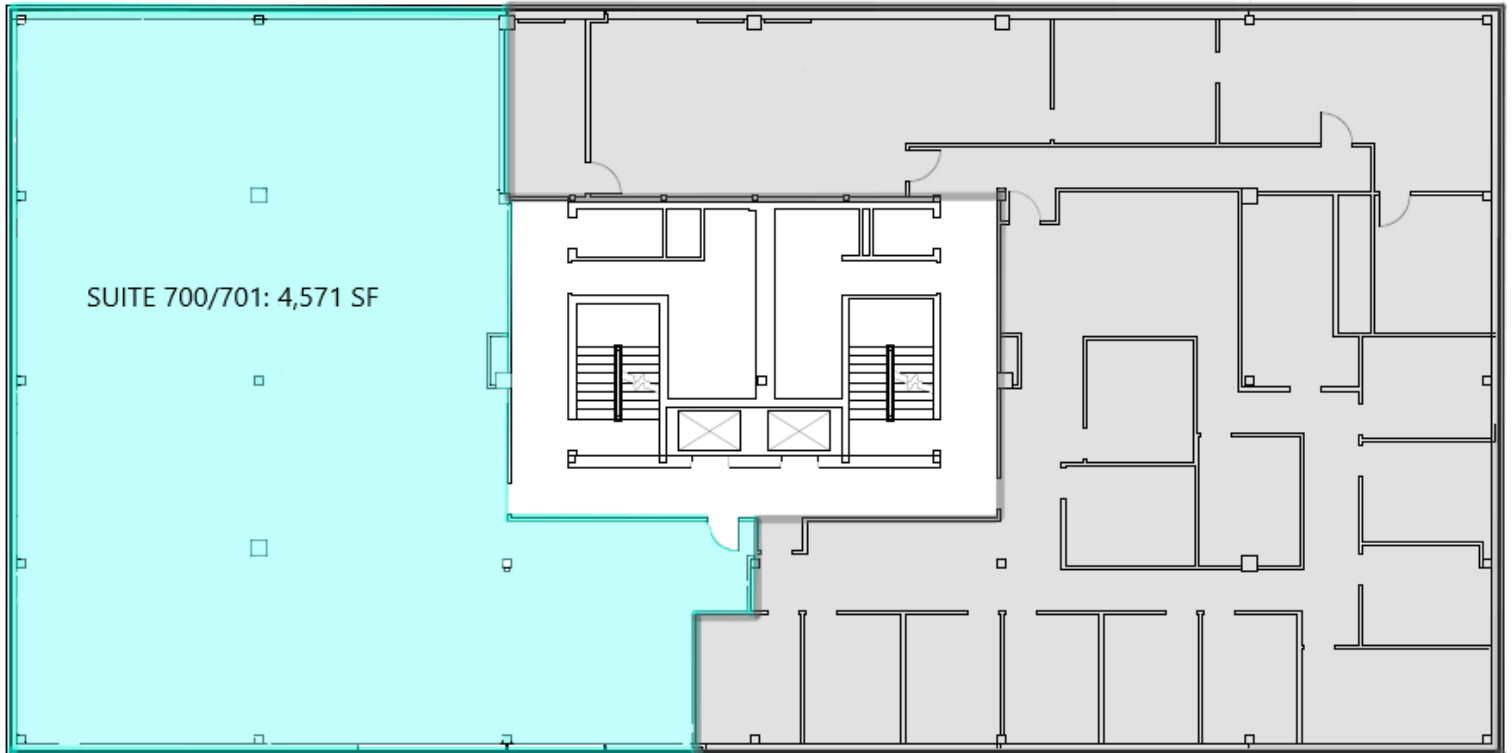
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SEVENTH FLOOR PLAN

SUITE 700/701: 4,571 SF



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