



EXCLUSIVE LISTING INVESTMENT OPPORTUNITY

(856) 985-9522 • ROSECOMMERCIAL.COM

TUSCANY MARKETPLACE 1990 ROUTE 70, CHERRY HILL, NJ



Property Description:

Size:

Pad Site:

N.O.I.:

Cap Rate:

Occupancy:

OPEX:

Sale Price:

Comments:

Landmark Shopping Center for Sale

59,674 +/- SF on 7.33 +/- acres

4,000 +/- SF (Proposed)

\$704,274.24

7.6%

100% (minus pad site)

\$7.02/ SF

\$9,200,000.00 (\$154.00/ SF)

- Excellent Parking and Large pylon sign
- Pad site available in front of center
- Join Toscana Restaurant, Bobby Chez Crabcakes, Louis Christian Salon & Day Spa, Megu Sushi and Hibachi, and others
- Close proximity to Route 73, I-295 and the N.J. Turnpike

Investment Information Available Upon Request

Adam Rose (Ext. 22)

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Brett Davidoff (Ext. 27)

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(856) 985-9522

Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

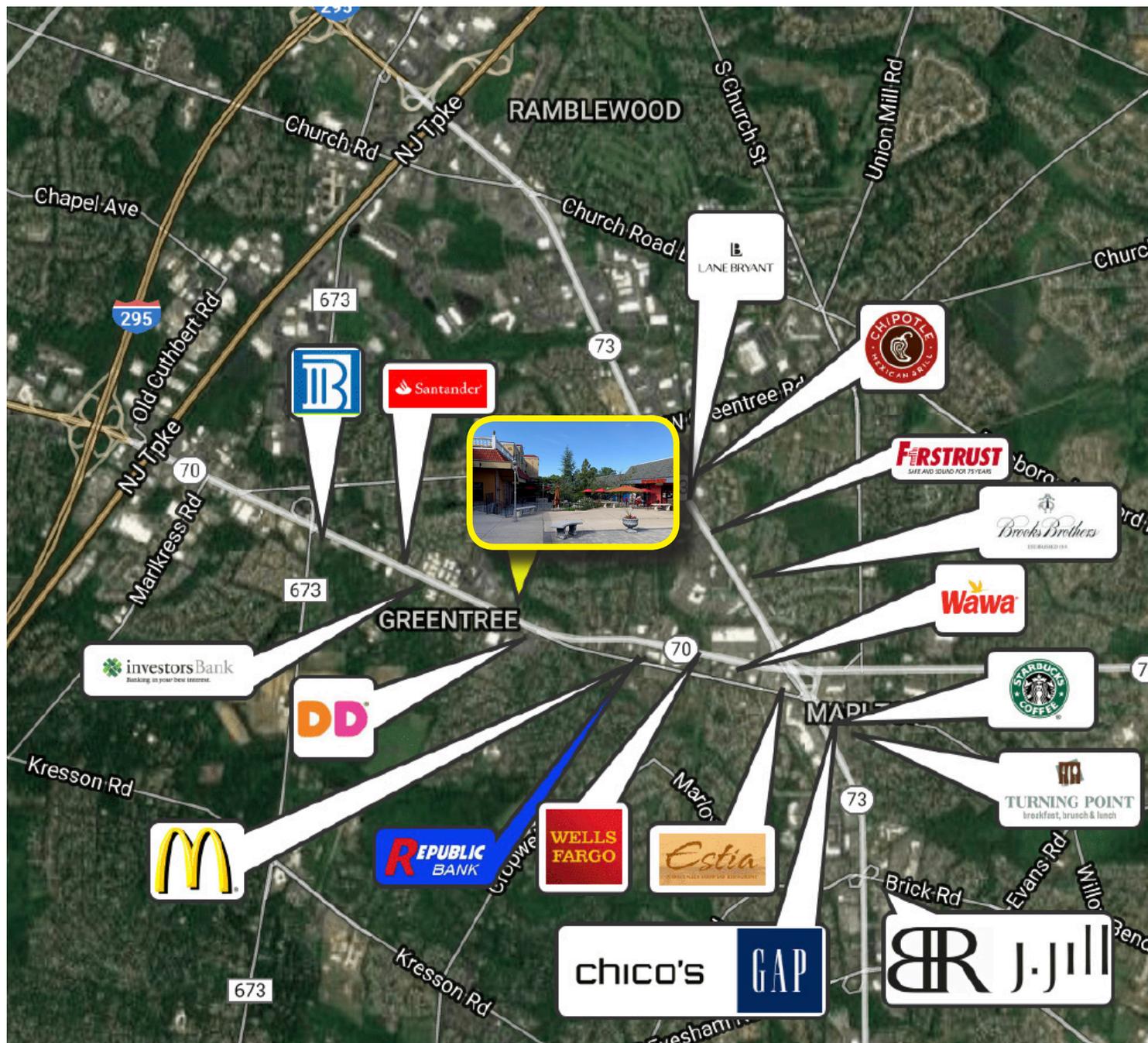
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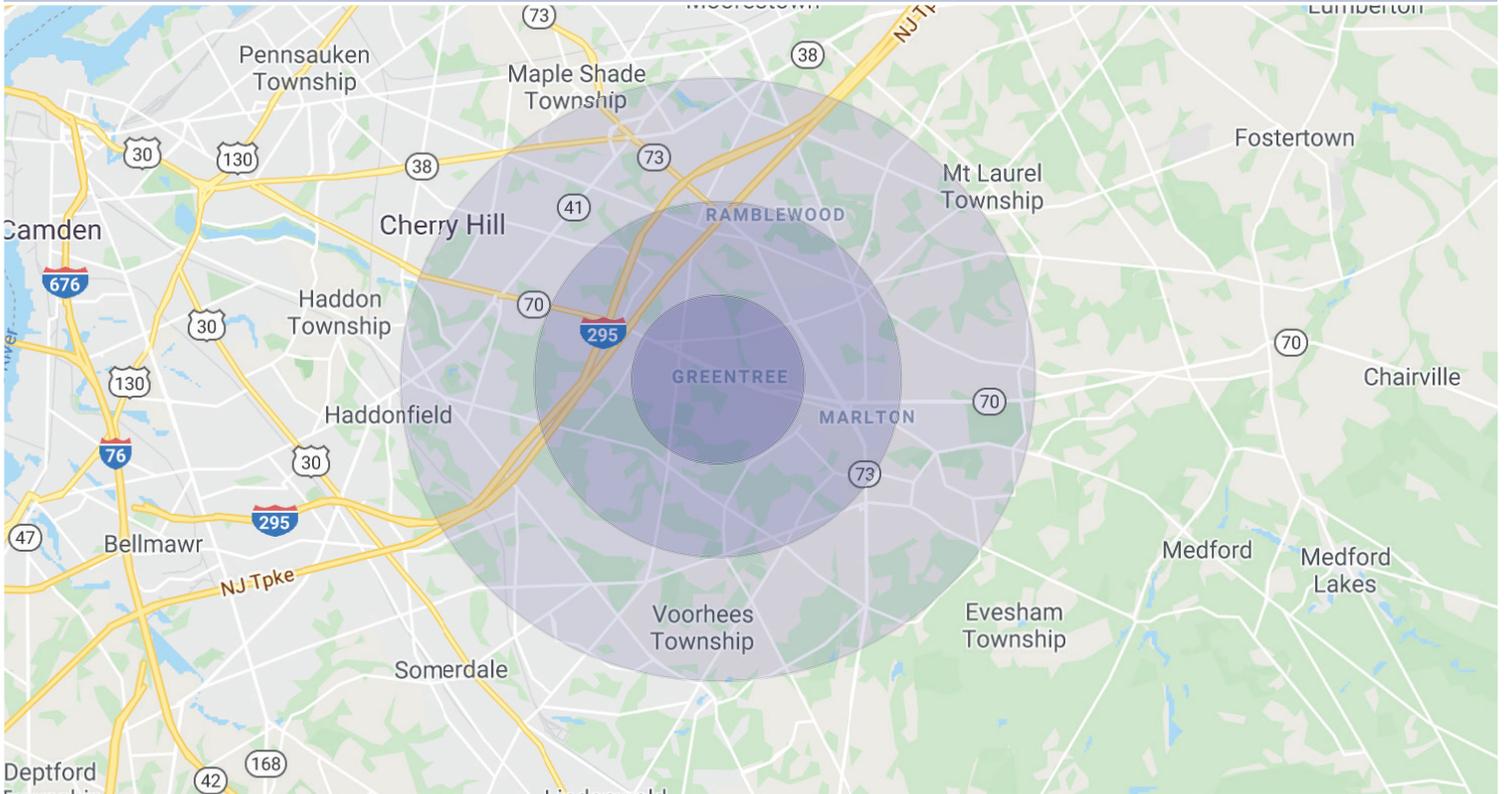


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2019 Total	10,676	83,326	203,463
2024 Projected	10,813	83,869	204,166
HOUSEHOLD			
2019 Total Households	3,918	31,701	79,910
Median Income	\$104,660.00	\$99,290.00	\$92,240.00
CONSUMER SPENDING			
Annual	\$131,276.00	\$1,031,877.00	\$2,490,073.00