



EXCLUSIVE LISTING REDEVELOPMENT SITE FOR SALE

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2328 MARLTON PIKE & UNION AVENUE, CHERRY HILL, NJ



2018 Demographics

Total Population:

1 Mile	3 Miles	5 Miles
8,852	149,810	305,254

Population (5 years):

1 Mile	3 Mile	5 Mile
9,488	148,972	304,037

Median Household Income:

1 Mile	3 Miles	5 Miles
\$89,456	\$69,809	\$63,770

Traffic Count.... 55,074 VPD

Property Description:

2.3+/- acres for sale on Route 70 in Cherry Hill

- 2328 Marlton Pike (Lot 1)
1.8 +/- acres
- 1230 Marlton Pike (Lot 2)
0.5 +/- acres

Taxes:

Lot 1- \$25,265.36 (2018)
Lot 2- \$7,599.79 (2018)

Sale Price:

\$2,400,000.00

Zoning:

B-4 (Redevelopment Zone)

Comments:

- Prime Location on Route 70
- Easy access to Route 70 and Union Avenue
- 1/2 mile from shops at Garden State Park
- Possible vacation of Union Avenue

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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.

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