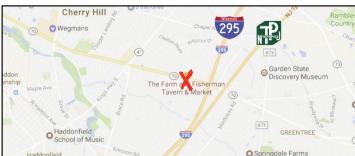


LANDMARK PROPERTY FOR SALE

1435 ROUTE 70 EAST CHERRY HILL, NJ

EXCLUSIVE LISTING







For Further Information, Please Contact:

Brett Davidoff (Ext. 27) (856) 985-9522

bdavidoff@rosecommercial.com

Property Description: One-Story Freestanding Retail/Office Building for Sale

Building Size: 1,500 +/- SF

Lot Size: .45 +/- acres

Block/Lot: 435.18/1

Taxes: \$16,261.04 (2018)

Sale Price: \$625,000.00

Comments:

• At a Signalized Intersection

• Excellent Signage on Route 70

· Private Parking

 Accessible from Route 70 & Covered Bridge Road

• Minutes from I-295 and the NJ Turnpike

DEMOGRAPHICS (2018)			
<u>Category</u>	1 Mile	2 Mile	3 Mile
Population Estimate	9,678	87,249	258,998
Population (5 yr Forecast)	9,724	87,268	258,567
# of Households	3,767	34,600	103,089
Median HH Income	\$94,729	\$90,304	\$86,050
Average HH Income	\$107,023	\$107,203	\$99,087
Total Employees	8,837	101.533	189,455
Total Establishments	1,009	7,937	16,723
Traffic Count:	57,766 VP	D	

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