

Camden County | New Jersey

## FREESTANDING COMMERCIAL OPPORTUNITY

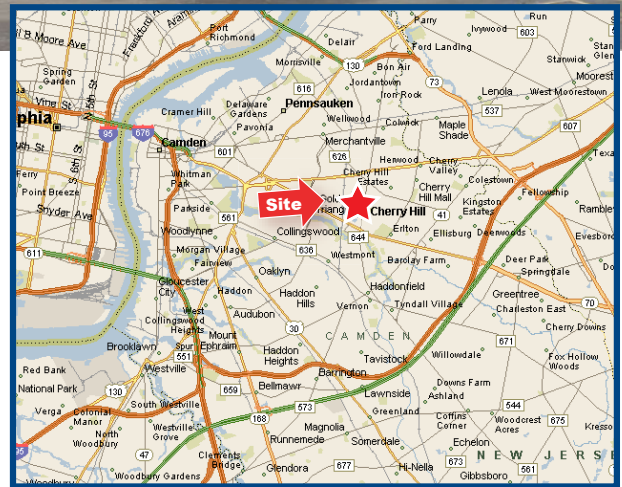
1410 Route 38 | Cherry Hill | 08002

AVAILABLE  
FOR SALE



### PROPERTY HIGHLIGHTS

- 2,400 SF Space on .44 Acres Available for Sale
- High profile signalized intersection of Route 38 & Chaple Ave
- Excellent visibility with traffic counts of over 56,000 ADT
- Existing restaurant shell & Zoned B2
- Located in the top tier trade area of Cherry Hill
- High population density and daytime generators



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	<b>8,531</b>	<b>133,337</b>	<b>303,888</b>
Average HH Income	<b>\$97,950</b>	<b>\$98,268</b>	<b>\$97,498</b>
Total Businesses	<b>828</b>	<b>5,956</b>	<b>14,738</b>
Number of Employees	<b>13,126</b>	<b>76,238</b>	<b>183,707</b>

\*Data Source: Sites USA - REGIS™ 2020

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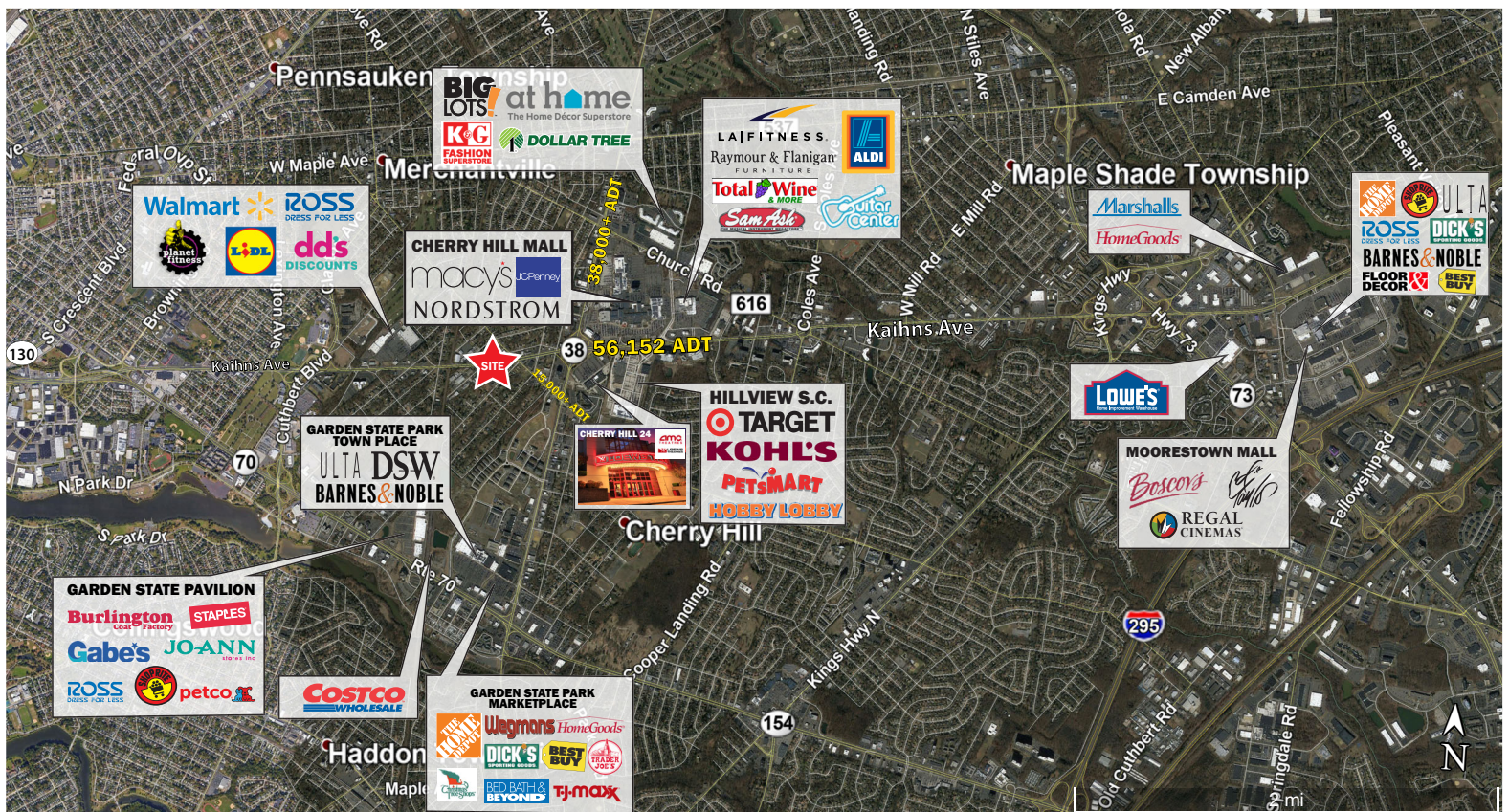


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