Camden County | New Jersey **FREESTANDING COMMERCIAL OPPORTUNITY** 1410 Route 38 | Cherry Hill | 08002

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	8,531	133,337	303,888
Average HH Income	\$97,950	\$98,268	\$97,498
Total Businesses	828	5,956	14,738
Number of Employees	13,126	76,238	183,707

*Data Source: Sites USA - REGIS™ 2020

T: 610-941-4034 | LPRE.COM 1000 Fayette St · Conshohocken PA 19428

CB. Moore Av. Both Richmond Dealar Fand Landing Starwards Siming a Siming Bing District Starwards Morphall Starwards Starwards Siming a Siming District Crame Hill Dealar Personautor Morphall Siming a Crame Hill Dealar Personautor Morphall Starwards Ping Crame Hill Dealar Personautor Morphall Starwards Ping Dealar Personautor ToriPool Lenda Weet Moorestweet Ping Dealar Personautor Merchantyle Stars Or Or Point Breeze Paktor Stars Collingswood Stars Collingswood Stars Personautor Point Breeze Paktor Stars Collingswood Stars Personautor Personautor Personautor Paktor Dealar Hiddon Hiddon Merchantyle Dealar Personautor Personautor Personautor Point Breeze Paktor Gottor Collingswood Stars Personautor Personautor Personautor Paktor Hiddon Hiddon Merchantyle Collingswood Stars Personautor Perso

CONTACT:

AVAILABLE FOR SALE

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Steven DePetris, CCIM sdepetris@lpre.com (856) 231-1010 ext. 203 Maria Aristone, President maristone@lpre.com (856) 231-1010 ext. 202 **AVAILABLE**

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