



**EXCLUSIVE LISTING**

**STRIP CENTER  
FOR SALE OR LEASE**

**JSS PLAZA  
1845 MARLTON PIKE  
(ROUTE 70)  
CHERRY HILL, NJ**



<b>DEMOGRAPHICS</b>			
<b>Category</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Population	7,894	82,554	229,531
Average HH Income	\$121,032	\$113,330	\$108,146
Traffic Count:			84,894 ADV

**Property Description:** High Exposure Strip Center

**Building Size:** 9,100 +/-SF

**Available:** 2,700 +/-SF

**Acreage:** 1 +/-Acre

**Taxes:** \$42,000.00 (2017)

**Lease Rate:** \$13.00 / SF NNN

**Sale Price:** \$1,400,000.00

- Comments:**
- Income Producing
  - Prime Redevelopment Site
  - Ideal for Owner Occupant
  - Operating Expenses and Rent Roll Available Upon Request
  - High Exposure on Heavily Traveled Route 70
  - Adjacent to University of Pennsylvania 150,000 SF Medical Facility

*For Further Information, Please Contact:*  
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**(856) 985-9522**  
**bdavidoff@rosecommercial.com**

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OFFICE BUILDING  
**FOR SALE  
OR LEASE**



**1845 ROUTE 70 EAST  
CHERRY HILL, NJ**

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