

UNDER NEW OWNERSHIP

FOR LEASE



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Cherry Hill, NJ 08002

OFFICES FOR LEASE
2201 NJ-38, CHERRY HILL, NJ 08002



DISCLAIMER

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OFFERING SUMMARY

Asking Lease Rate: \$18/SF Gross + TE

Size Available: Suite 102: +/- 1,658 RSF
Suite 200: +/- 3,157 RSF
Suite 310: +/- 1,648 RSF
Suite 500: +/- 1,933 RSF
Suite 700/701: +/- 4,571 RSF

Building Size: +/- 81,000 SF

Zoning: B2 - Highway Business

Parking: +/- 200 Surface Spaces



PROPERTY HIGHLIGHTS

+ Mid-Rise office building offering suites from $\pm 1,658 - 4,571$ SF. Each suite features full window lines for strong natural light. Under new ownership, the property is being repositioned to enhance functionality and is well suited for medical, office, educational or service type tenants.

+ Situated along Route 38 with exposure to approximately 50,000 vehicles per day, the building is located within the B2 Highway Business Zone, allowing for flexible uses and adaptable layout options.

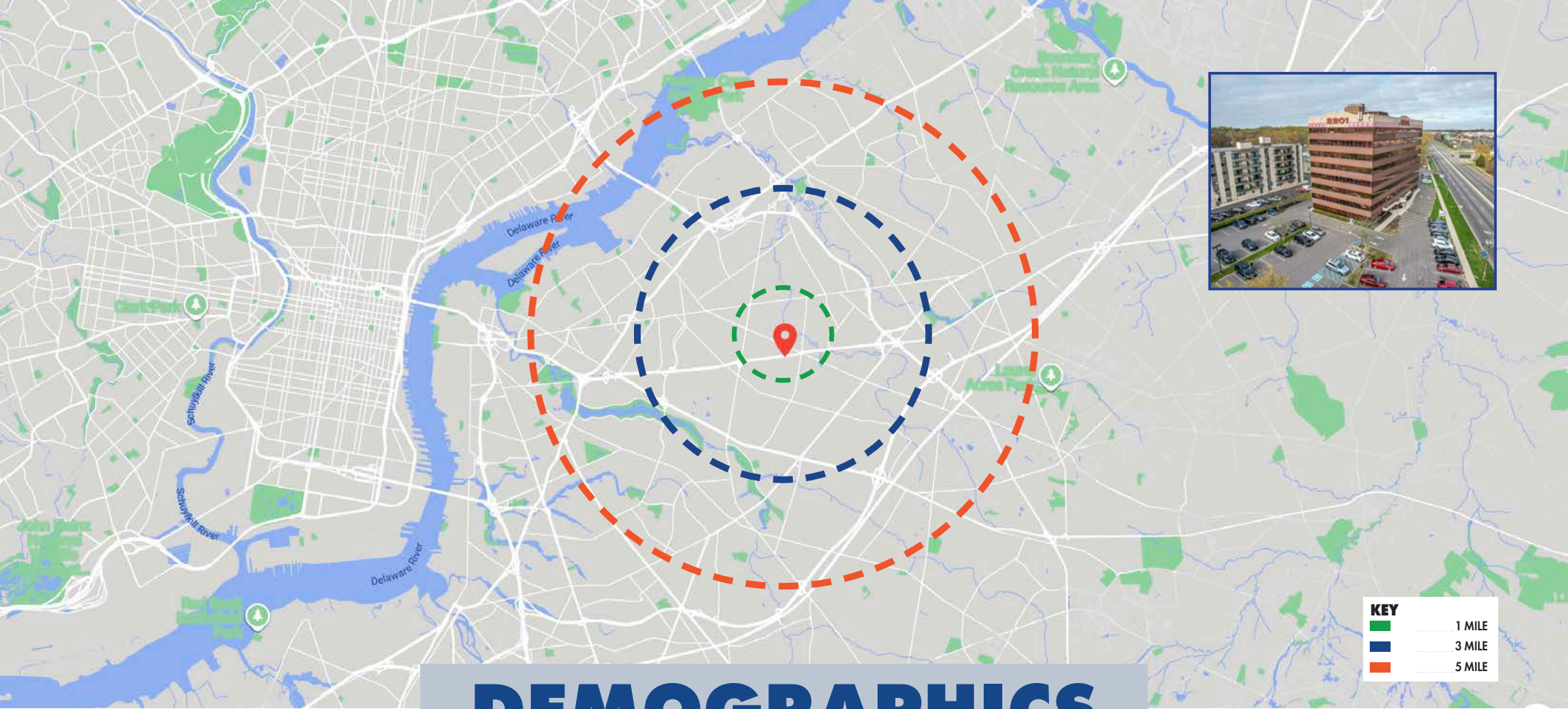
+ Conveniently located near Cherry Hill Mall, Moorestown Mall, NJ MVC, and a wide range of retail and dining amenities, the property offers excellent access to Routes 70 and 73, I-295, and the NJ Turnpike, positioning the property as a highly accessible destination for the South Jersey and Greater Philadelphia markets.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,086	107,800	289,464
PROJECTED 2029	12,445	109,945	295,962

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,708	42,938	110,922
PROJECTED 2029	4,859	113,455	130,685

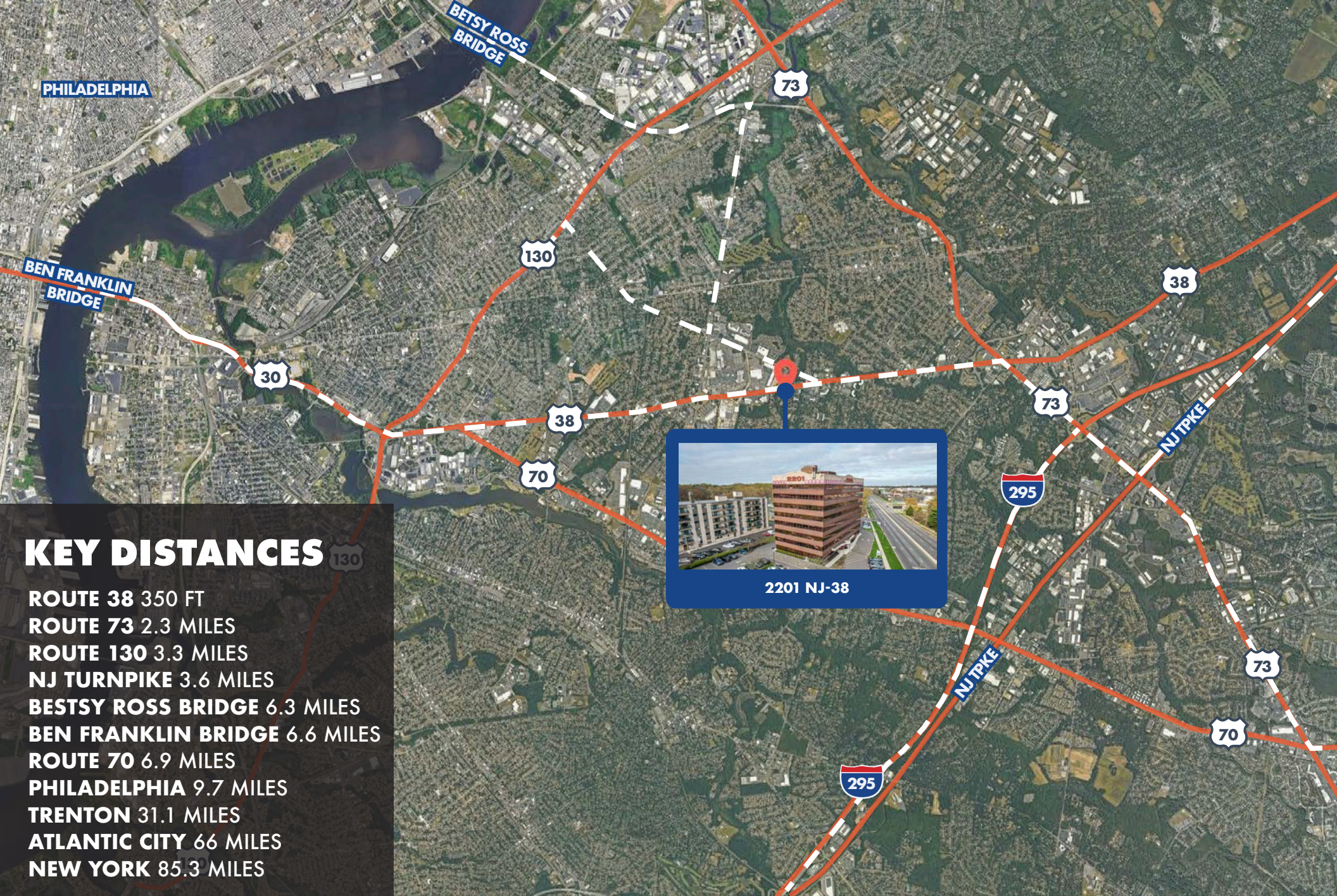
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$130,685	\$119,858	\$121,400
MEDIAN 2029	\$108,301	\$95,846	\$93,803

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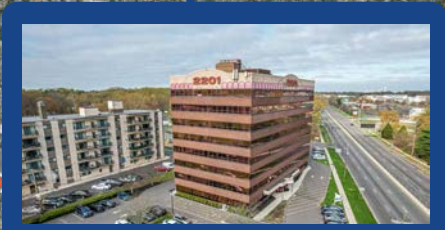


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KEY DISTANCES

- ROUTE 38 350 FT
- ROUTE 73 2.3 MILES
- ROUTE 130 3.3 MILES
- NJ TURNPIKE 3.6 MILES
- BESTSY ROSS BRIDGE 6.3 MILES
- BEN FRANKLIN BRIDGE 6.6 MILES
- ROUTE 70 6.9 MILES
- PHILADELPHIA 9.7 MILES
- TRENTON 31.1 MILES
- ATLANTIC CITY 66 MILES
- NEW YORK 85.3 MILES



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NEARBY AMENITIES

DINING

- Chick-fil-A
- Dunkin'
- Jersey Mike's Subs
- KFC
- Longhorn Steakhouse
- McDonald's
- Olive Garden

- Outback Steakhouse
- Red Lobster
- Red Robin
- Silver Diner
- Taco Bell
- Wawa
- Wendy's

RETAIL/GROCERY

- 7-Eleven
- ALDI
- AMC Cherry Hill 24
- Ashley Furniture Store
- At Home
- Cherry Hill Mall
- Costco

- Enterprise Rent-A-Car
- Exxon
- Hillview Shopping Center
- Macy's Furniture Gallery
- Moorestown Mall
- NJ MVC
- Ollie's Bargain Outlet
- Pep Boys Auto
- Raymour & Flanigan Furniture
- Target
- Total Wine & More

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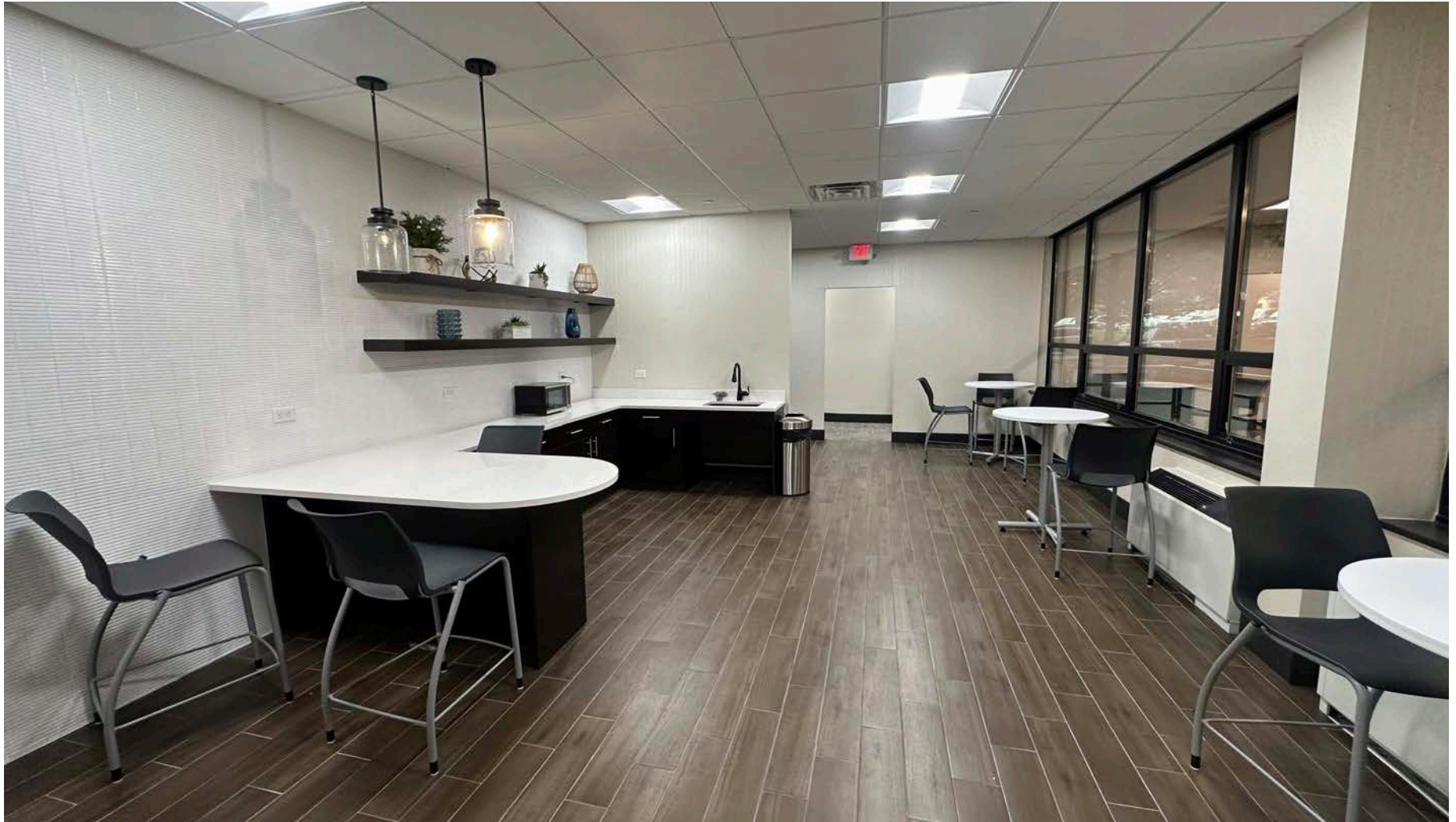


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PHOTOGRAPHY

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New Kitchenette



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Custom Fit-out



PHOTOGRAPHY

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Renovated Lobby



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Abundant Parking



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