



# EXCLUSIVE LISTING NEW RETAIL BUILDING FOR LEASE

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DEMOGRAPHIC SUMMARY			
POPULATION	1 MILE	3 MILE	5 MILE
2024 Total	7,762	81,768	242,983
HOUSEHOLD			
2024 Total Households	3,086	33,721	96,334
2024 Average Household Income	\$146,484	\$130,329	\$127,156
TRAFFIC COUNT	57,148 +/- Vehicles Per Day		

**Property Description:** New One Story Retail Building Coming Soon to Route 70

**Available:** Fall 2026

**Size:** 2,000 +/- SF Unit A  
2,800 +/- SF Unit B  
4,800 +/- Total

**Zoning:** B-2

**Lease Rate:** \$30.00/ SF NNN

**Comments:**

- NEW CONSTRUCTION
- Excellent visibility and high traffic counts
- Large pylon and building signage
- Direct access off Route 70 and Marlkrass Road
- Located near entrance to I-295 (Exit 34)

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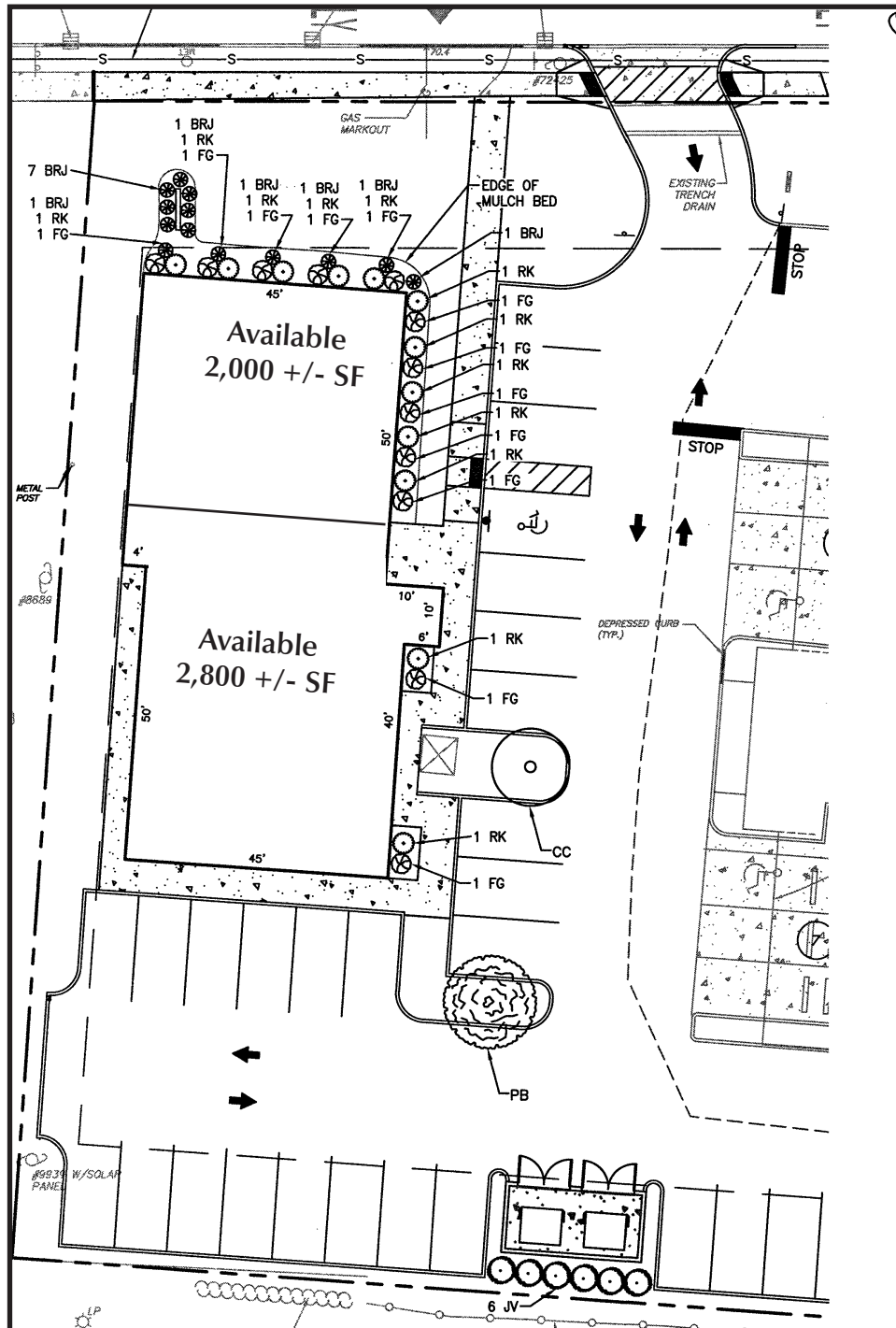
Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.



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## 1753 ROUTE 70, CHERRY HILL, NJ

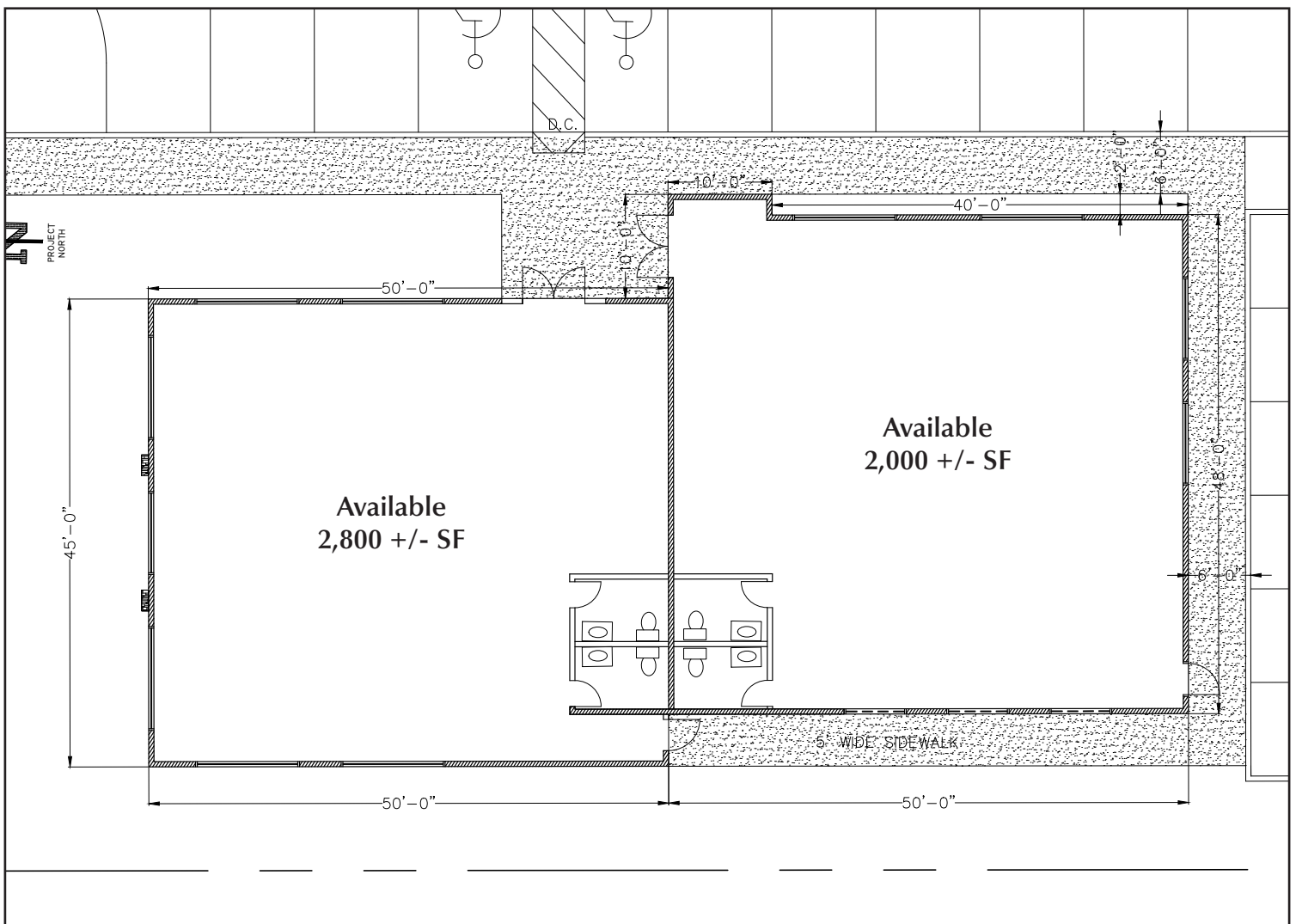


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1753 ROUTE 70, CHERRY HILL, NJ  
Proposed Building

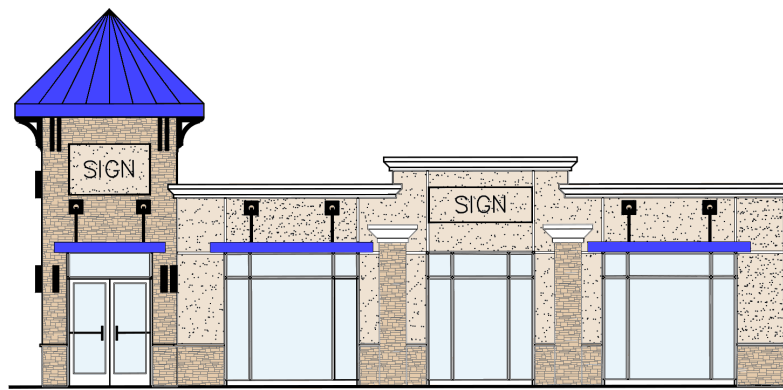




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1753 ROUTE 70, CHERRY HILL, NJ  
Proposed Building



*NORTH ELEVATION*



*EAST ELEVATION*