



PRIME OFFICES FOR LEASE
1939 ROUTE 70

 **CHERRY HILL, NJ 08003**

856.797.1919
www.VantageRES.com
1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

Emily Stein
Director of Healthcare Services

856.797.1919 x110
Emily.Stein@VantageRES.com

Ken Richardson
Vice President & Partner

856.797.1919 x108
Ken.Richardson@VantageRES.com

OFFERING SUMMARY



SF AVAILABLE

Suite 230: +/- 920 RSF
Suite 260: +/- 2,560 RSF
Can be combined for +/- 3,480 SF



LEASE RATE

\$21 / SF FS



SIGNAGE

Monument, suite and
directory signage



PARKING

90 surface spaces



AREA HIGHLIGHTS

- ✓ The building features abundant parking, pylon signage on Route 70, secure access, and a diverse roster of co-tenants
- ✓ The building is centrally located along Route 70 (Marlton Pike) in Cherry Hill and is in close proximity to all major regional thoroughfares including I-295, the NJ Turnpike and Routes 38 and 73
- ✓ Building is in close proximity to restaurants, retail shopping centers and healthcare facilities



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	8,955	78,598	210,725
2027 POPULATION PROJECTION	9,058	78,975	211,735
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,282	30,220	83,109
2027 HOUSEHOLD PROJECTION	3,315	30,394	83,568
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$158,332	\$137,835	\$129,830
MEDIAN HOUSEHOLD INCOME	\$137,979	\$111,131	\$102,998

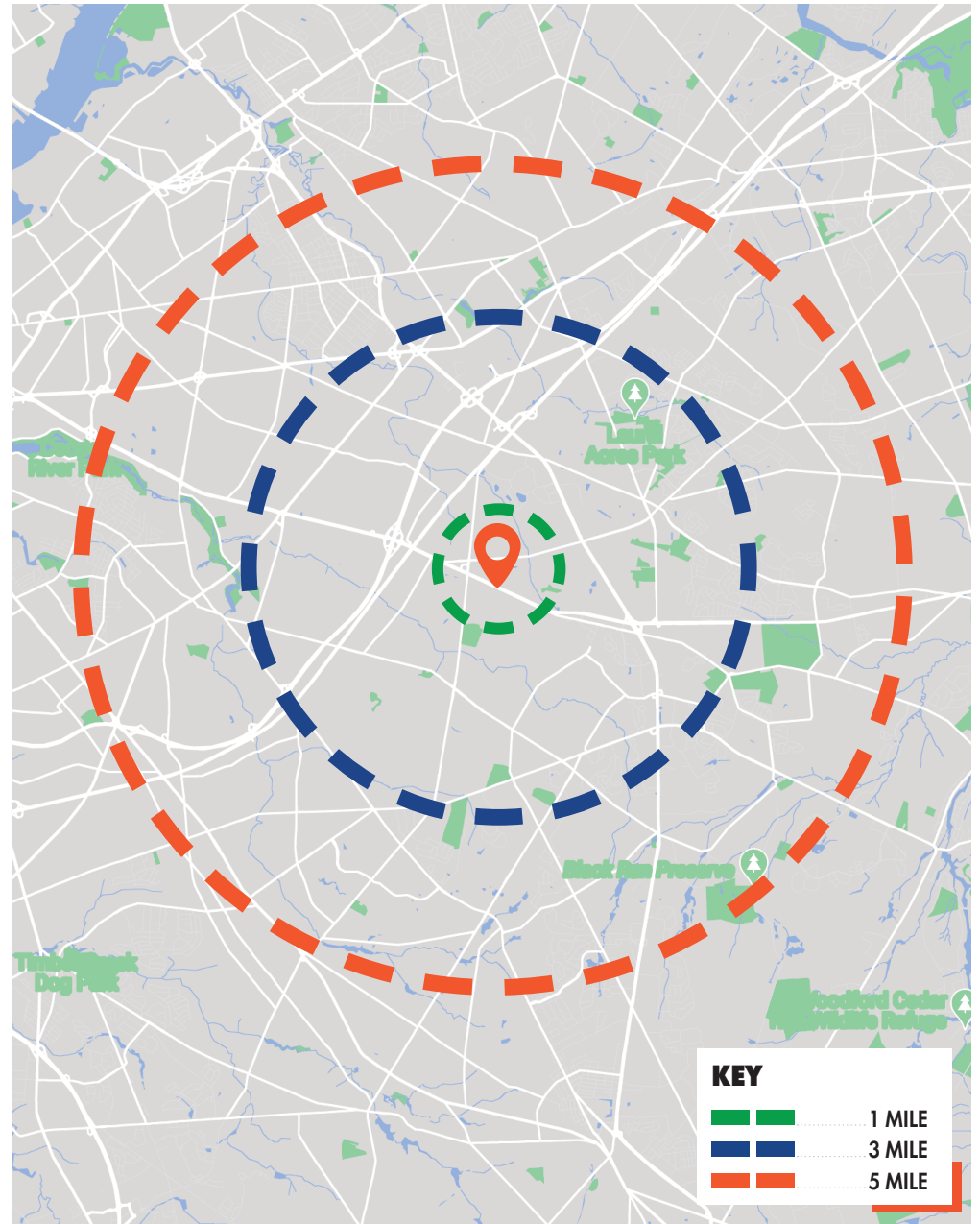
KEY DISTANCES

I-295
1.8 MILES

ROUTE 73
2 MILES

NJ TURNPIKE
3.4 MILE

BENJAMIN FRANKLIN BRIDGE
11 MILES



1939 ROUTE 70, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

NEARBY AMENITIES

DINING

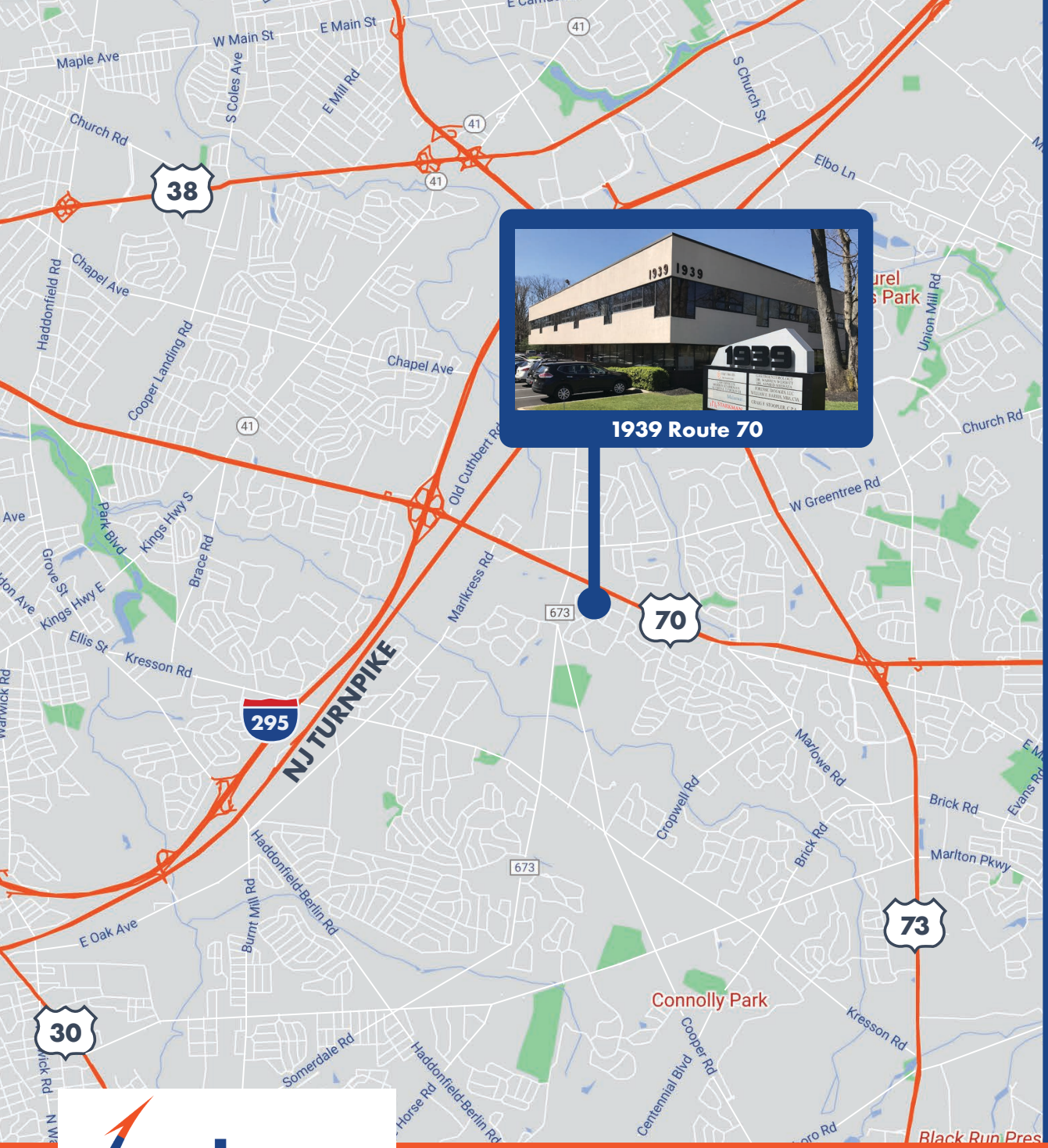
- Cherry Hill Pointe
 - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancheros Mexican Grill
- McDonald's
- PJ Welihan's Pub + Restaurant
- Tuscany Marketplace
 - Bobby Chez Famous Crab Cakes
 - Megu Sushi & Hibachi
 - Miel Patisserie & Café

RETAIL

- Barnes & Noble
- Bridal Garden
- Cherry Hill Pointe
 - ARC Document Solutions
 - Philadelphia Hand to Shoulder Center
 - Relax The Back
 - Tiffany Nail
 - William Robert Salon
- CVS
- EZ Drop Cleaners
- Firestone
- Heritage Square Shopping Center
 - Cho's Salon
 - MCA Travel
 - Spivak Jewelers
- Midas
- ShopRite of Marlton
- Staples
- Tuscany Marketplace
 - Crown Trophy
 - Huntington Learning Center
 - Irma's Bridal
 - Louis Christian Robert John Salon
 - New Balance
 - Revamp Medical Spa
 - School of Rock
- Verizon
- Wawa
- Woodstock Trading Company

MEDICAL

- Advocare South Jersey Pediatrics
- Cooper Cherry Hill
- My Orthodontist
- Penn Medicine
- Virtua Female Pelvic Medicine



1939 Route 70



1939 ROUTE 70, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

FLOOR PLANS

Suite 260: +/- 2,560 RSF

