

# Barclay Farms

1409 NJ-70, Cherry Hill, NJ  
Retail/Pad Sites/Ground Lease Opportunity/Small Office Units



1,500 SF, 5,000 SF (divisible), 2nd Floor Office Suites  
Pad Sites/Retail Development/Ground Lease

1,200+ Linear Feet of Frontage with 3 Access Points on Route 70

# Space Details

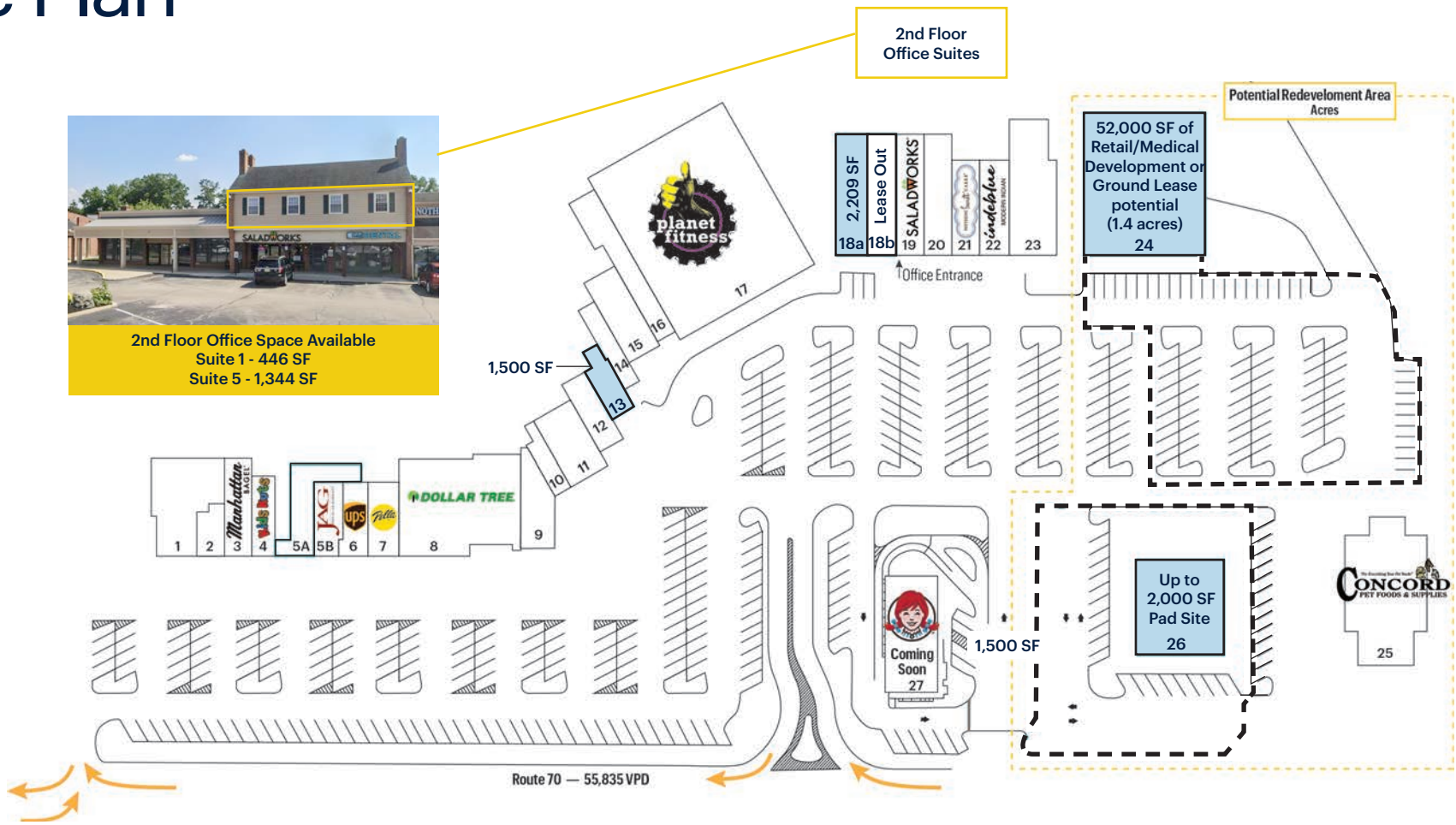


<b>Size</b>	<b>Retail</b>	
	Space 18a	2,209 SF
	Space 13	1,500 SF
<b>Pad Sites</b>	<b>Pad 1</b>	Up to 2,000 SF
	<b>Pad 2*</b>	±1.4 acres/52,000 SF
	*Will consider a ground lease	
<b>2nd Floor Offices</b>	<b>Suite 1</b>	446 SF
	<b>Suite 5</b>	1,344 SF
<b>Rent</b>	Upon request	
<b>NNN</b>	\$9.75 PSF (est.)	
<b>Term</b>	5 years minimum for inline space	
<b>Possession</b>	Immediate	
<b>Signage</b>	Pylon available on NJ-70	
<b>Co-Tenants</b>	Planet Fitness, D&Q, Dollar Tree, Concord Pet Store, Soka Gakkai Intl, Norma Bitar, Nothing Bundt Cakes, Barclay Dental, Cherry Grill, Norma's, Pella, Kids Kuts, Manhattan Bagel, JAG-One PT, The UPS Store, SaladWorks, Ensora Cafe, Cherry Hill Pizza	
<b>Comments</b>	<p>Attracts consumers from Philadelphia, Atlantic City, Wilmington, and Trenton</p> <p>Ideal for retail, restaurants, supermarkets, medical offices, or childcare centers</p> <p>Recently completed improvements: facade renovation, new monument signage along NJ-70, improved landscaping, and parking lot upgrades</p> <p>Located in Cherry Hill Business District directly off of NJ-70 with ±56,000 VPD</p> <p>Easy access to Kings Highway, Route 38, NJ Turnpike, and I-295</p>	

# Site Plan



**2nd Floor Office Space Available**  
 Suite 1 - 446 SF  
 Suite 5 - 1,344 SF



Suite	Tenant	Size
1/2	D&Q Ski + Snowboard	
3	Manhattan Bagels	
4	Kids Kuts	
5A	OG Vape	
5B	JAG One PT	
6	The UPS Store	
7	Pella Windows/Doors	
8	Dollar Tree	

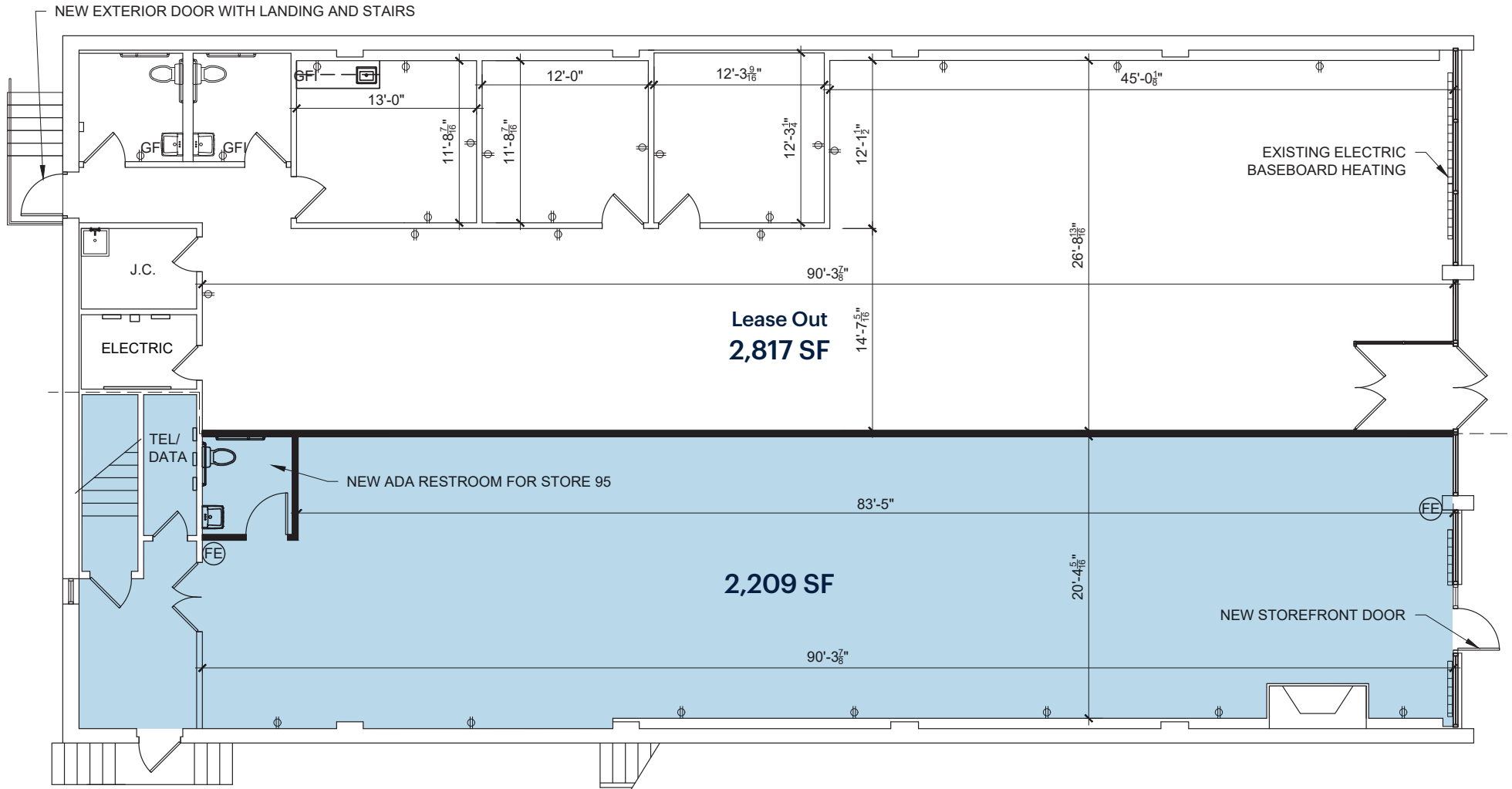
Suite	Tenant	Size
9/10	Norma's & Takeout	
11	Tee 4 Nails	
12	Barclay Cleaners	
13	<b>Available</b>	<b>1,500 SF</b>
14	Ensura Cafe	
15	Cherry Grill	
16	Cherry Hill Pizza	
17	Planet Fitness	

Suite	Tenant	Size
18a	<b>Available</b>	<b>2,209 SF</b>
18b	Lease Out	
19	Saladworks	
20	Barclay Dental	
1	<b>2nd Floor Office</b>	<b>446 SF</b>
5	<b>2nd Floor Office</b>	<b>1,344 SF</b>
21	Nothing Bundt Cakes	
22	Indeblue Restaurant	

Suite	Tenant	Size
23	Soka Gakkai Intl	
24	<b>Retail/Medical/Office Development</b>	<b>+52,000 SF</b>
25	Concord Pet	
26	<b>Proposed Pad Site</b>	<b>Up to 2,000 SF</b>
27	Wendy's Coming Soon!	

# Floor Plan

Suite 18



# Floor Plan

Suite 13- 1,500 SF



## Ceiling Heights

11 FT 6 IN to the bar joist

Deck is at 14 FT

No ceiling grid

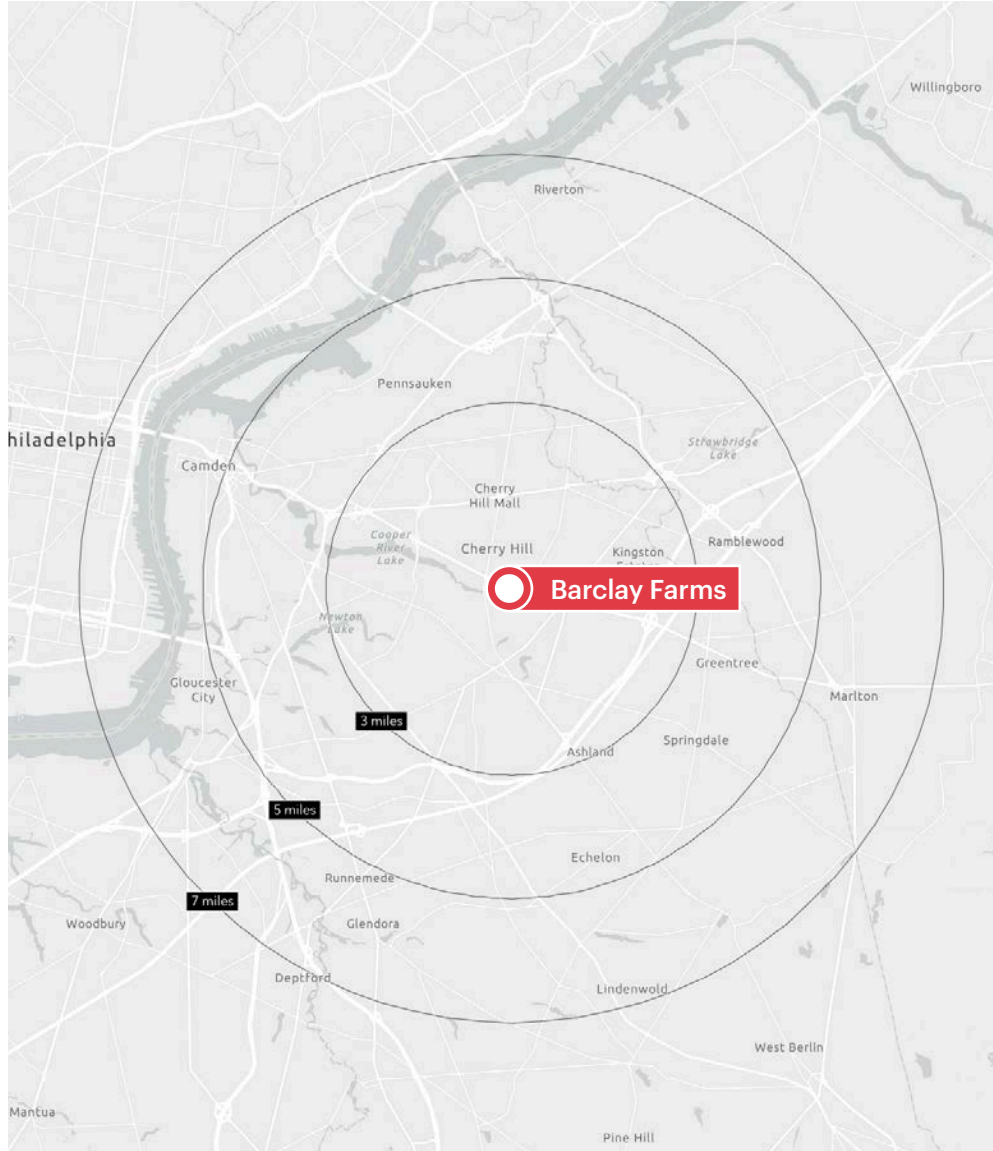
# Area Retail





# Area Demographics

2025 ESRI Summary Report



1409 NJ-70, Cherry Hill, NJ

	3 miles	5 miles	7 miles
<b>Total Population</b>	95,731	285,299	508,867
<b>Total Households</b>	38,506	115,928	200,120
<b>Average Household Income</b>	\$154,736	\$140,674	\$127,904
<b>Median Household Income</b>	\$113,324	\$104,718	\$93,820
<b>% Population with Bachelors +</b>	57.5%	50.8%	42.7%
<b>Daytime Population</b>	120,032	306,722	524,969
<b>Total Daytime Employees</b>	74,855	171,649	271,637
<b>Total Businesses</b>	5,566	13,497	19,271