

For Lease: Retail/Pad Sites/Ground Lease Opportunity /Small Office Units

Barclay Farms Shopping Center

1409 NJ-70 | Cherry Hill, NJ

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

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



Space Details



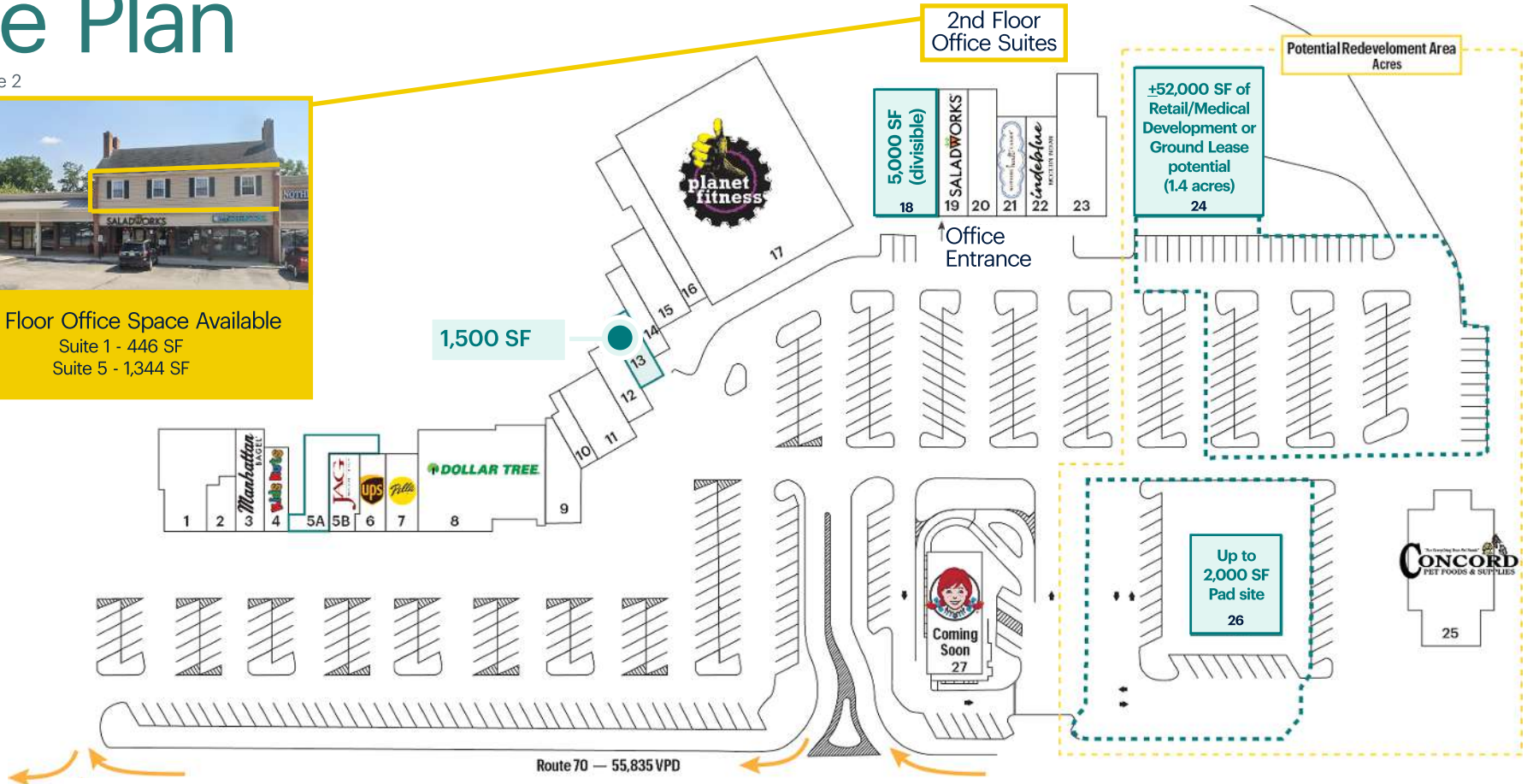
Size	Rent	Comments
Retail	Upon request	Barclay Farms attracts shoppers from Philadelphia, Atlantic City, Wilmington and Trenton
Space 18	5,000 SF (divisible)	
Space 13	1,500 SF	Ideal for retail, restaurants, supermarket, medical office, childcare centers
Pad Sites		
Pad 1	Up to 2,000 SF	Capital improvements recently completed include: facade renovation, new tenant monument signage along RT 70, improved landscaping, and parking lot upgrades
Pad 2*	±1.4 acres/52,000 SF	
*Will consider a ground lease		Located in the heart of Cherry Hill Business District
Second Floor Offices		
Suite 1	446 SF	Situated directly off Route 70 with ±56,000 VPD
Suite 5	1,344 SF	
	NNN	Easy access to Kings Hwy, Route 38, NJ Turnpike, I-295
	Term	
	Possession	
	Pylon Signage	
	Co-Tenants	

Site Plan

Key Code 2



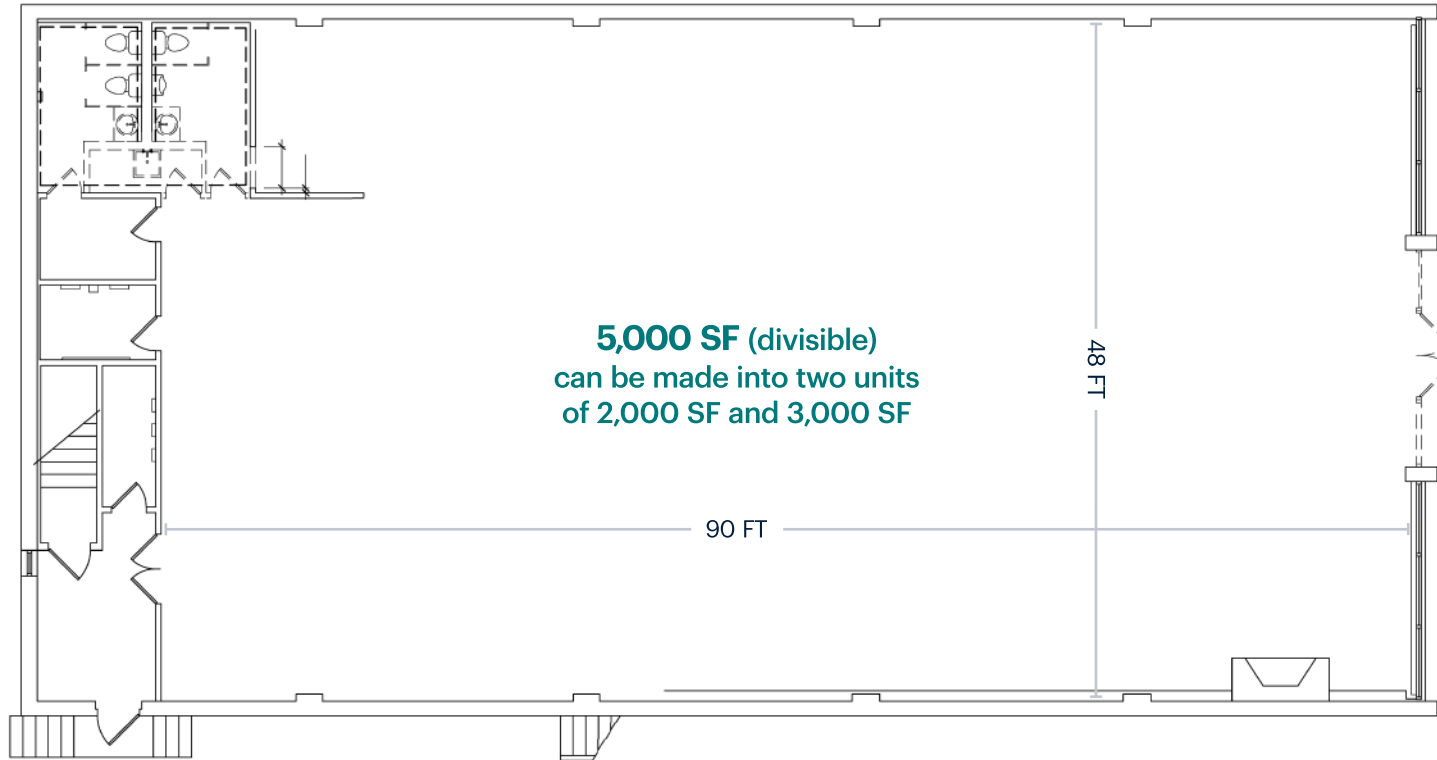
2nd Floor Office Space Available
 Suite 1 - 446 SF
 Suite 5 - 1,344 SF



Suite	Tenant	Size SF	Suite	Tenant	Size SF	Suite	Tenant	Size SF
1/2	D&Q Ski +Snowboard		11	Tee 4 Nails		20	Barclay Dental	
3	Manhattan Bagels		12	Barclay Cleaners		2nd Floor Office Space		Suite 1 - 446 SF Suite 5 - 1,344 SF
4	Kids Kuts		13	Available	1,500 SF	21	Nothing Bundt Cakes	
5A	OG Vape		14	Ensura Cafe		22	Indeblue Restaurant	
5B	JAG One PT		15	Cherry Grill		23	Soka Gakkai International	
6	The UPS Store		16	Cherry Hill Pizza		24	Retail/Medical/Office Development	±52,000 SF
7	Pella Windows/Doors		17	Planet Fitness		25	Concord Pet	
8	Dollar Tree		18	Available	5,000 (divisible)	26	Proposed Pad Site	Up to 2,000 SF
9/10	Norma's & Norma's Takeout		19	Saladworks		27	Wendy's Coming Soon!	

Floor Plan

Suite 18 - 5,000 SF (divisible)



Retail

5,000 SF Divisible - can be broken into two units of 2,000 SF and 3,000 SF

2nd Floor Offices/Storage Suites

Suite 1 - 446 SF
Suite 5 - 1,344 SF

Ceiling Heights

9 FT to the ceiling tiles
11 FT 6 IN to the bar joist

Floor Plan

Suite 118 - 1,500 SF



Ceiling Heights

11 FT 6 IN to the bar joist

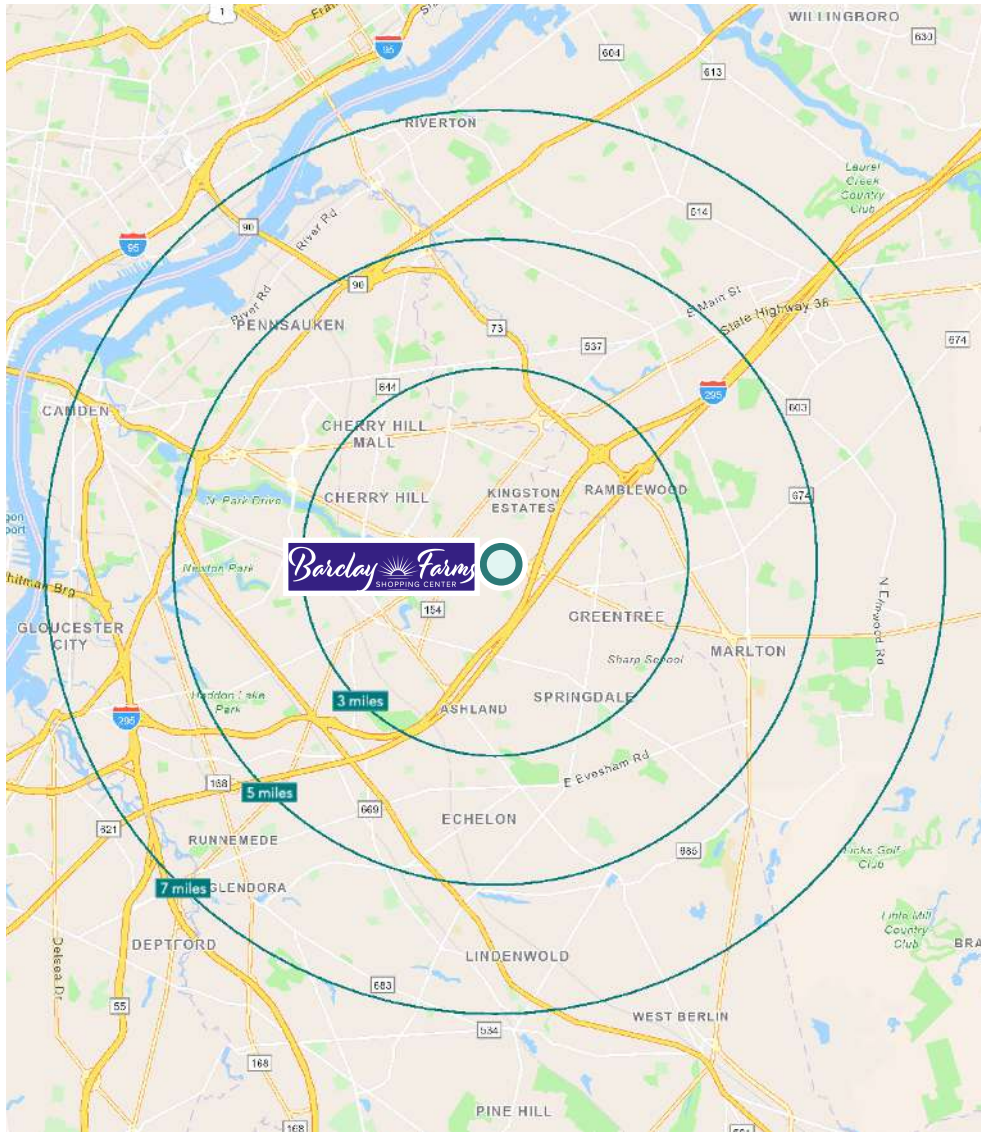
Deck is at 14 ft

No ceiling grid

Area Retail



Area Demographics



1409 NJ-70, Cherry Hill, NJ

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