

LANDMARK BUILDING SALE OR LEASE

2101 ROUTE 70 EAST
CHERRY HILL, NJ



EXCLUSIVE LISTING



Demographics

1 Mile Radius

2015 Population Estimate: 11,436
2015 Households Estimate: 4,033
2015 Est. Avg. HH Income: \$121,502

3 Mile Radius

2015 Population Estimate: 78,196
2015 Households Estimate: 29,486
Est. Avg. HH Income: \$121,006

5 Mile Radius

2015 Population Estimate: 190,446
2015 Households Estimate: 75,641
Est. Avg. HH Income: \$110,468

Traffic Count: 54,112 Vehicles Per Day

Property Description: Free Standing Office Building for Sale or Lease

Building Size: 7,026 +/- SF

Available: 2,342 +/- SF First Floor
2,342 +/- SF Lower Level

Block/Lot: 513.01/1

Parking: 28 Private Parking Spaces

Zoning: O-1

Lease Rate: \$15.00/SF Plus Landscaping,
Snow Removal and Utilities

Taxes: \$23,568 (2016)

Sale Price: \$675,000.00

- Property Highlights:**
- Immediately Available
 - Join Century 21
 - Building Signage Available
 - Visibility from Route 70
 - Quick/Easy Access to Route 73 and I-295
 - Income Producing Property

For Further Information, Please Contact:

Adam Rose (Ext. 22)

(856) 985-9522

arose@rosecommercial.com

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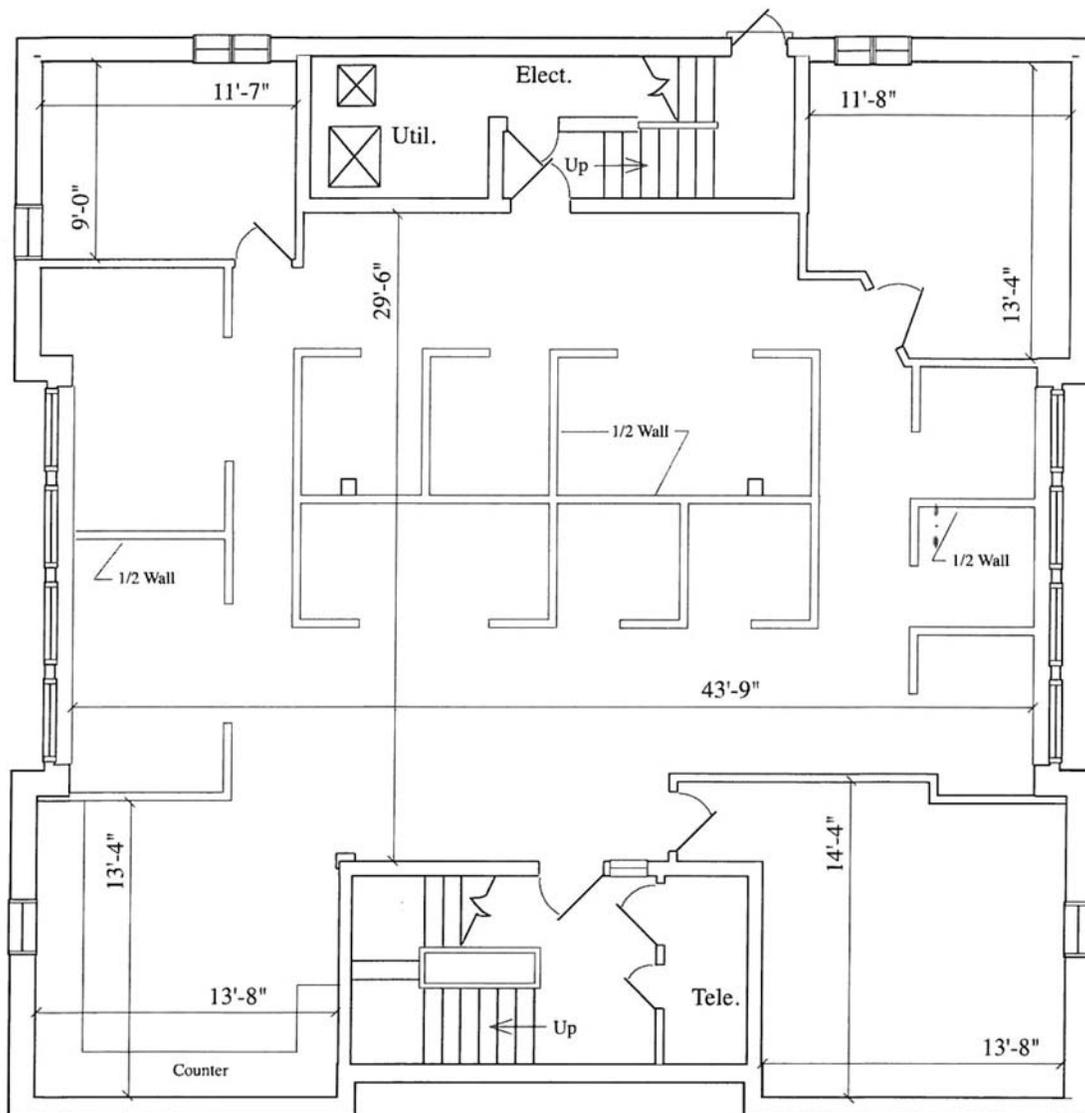
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

www.rosecommercial.com



EXCLUSIVE LISTING

LOWER LEVEL
2,342 Gross Sq. Ft.



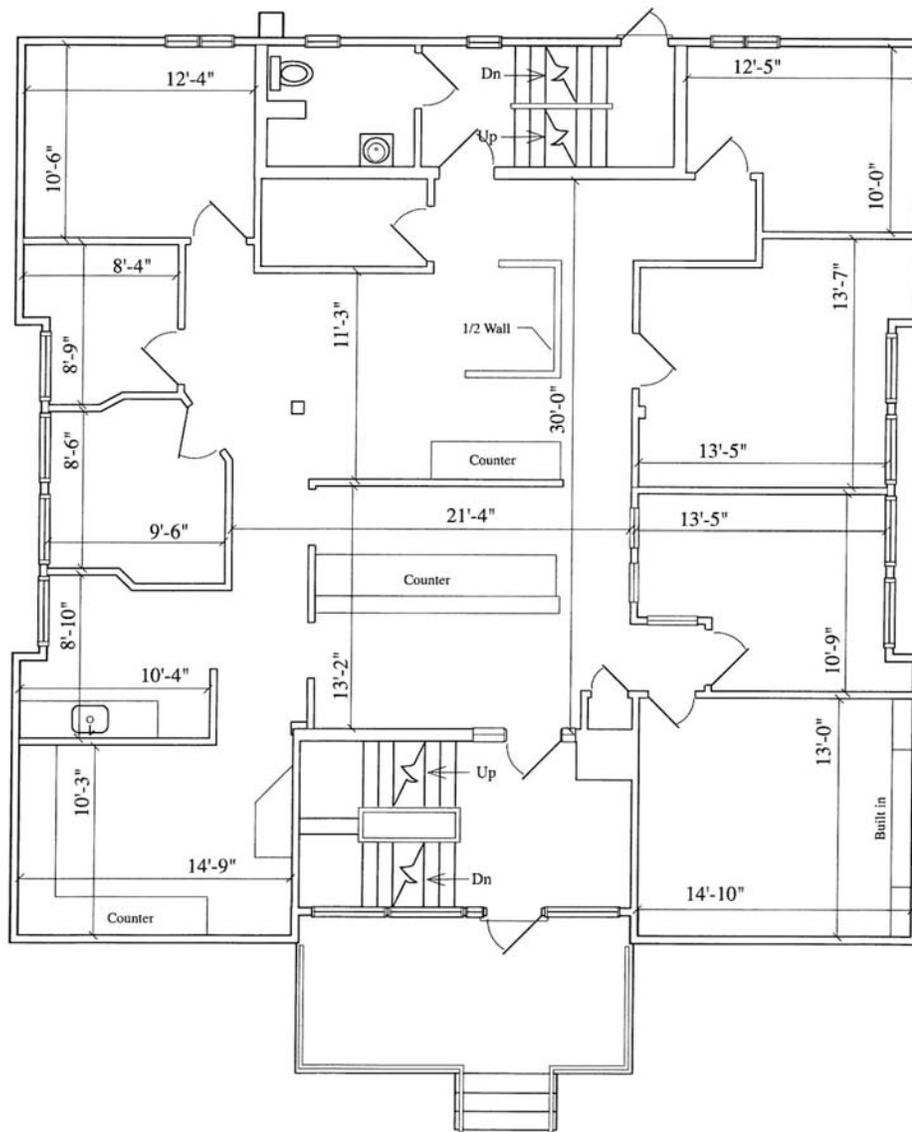
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EXCLUSIVE LISTING

FIRST FLOOR
2,342 Gross Sq. Ft.



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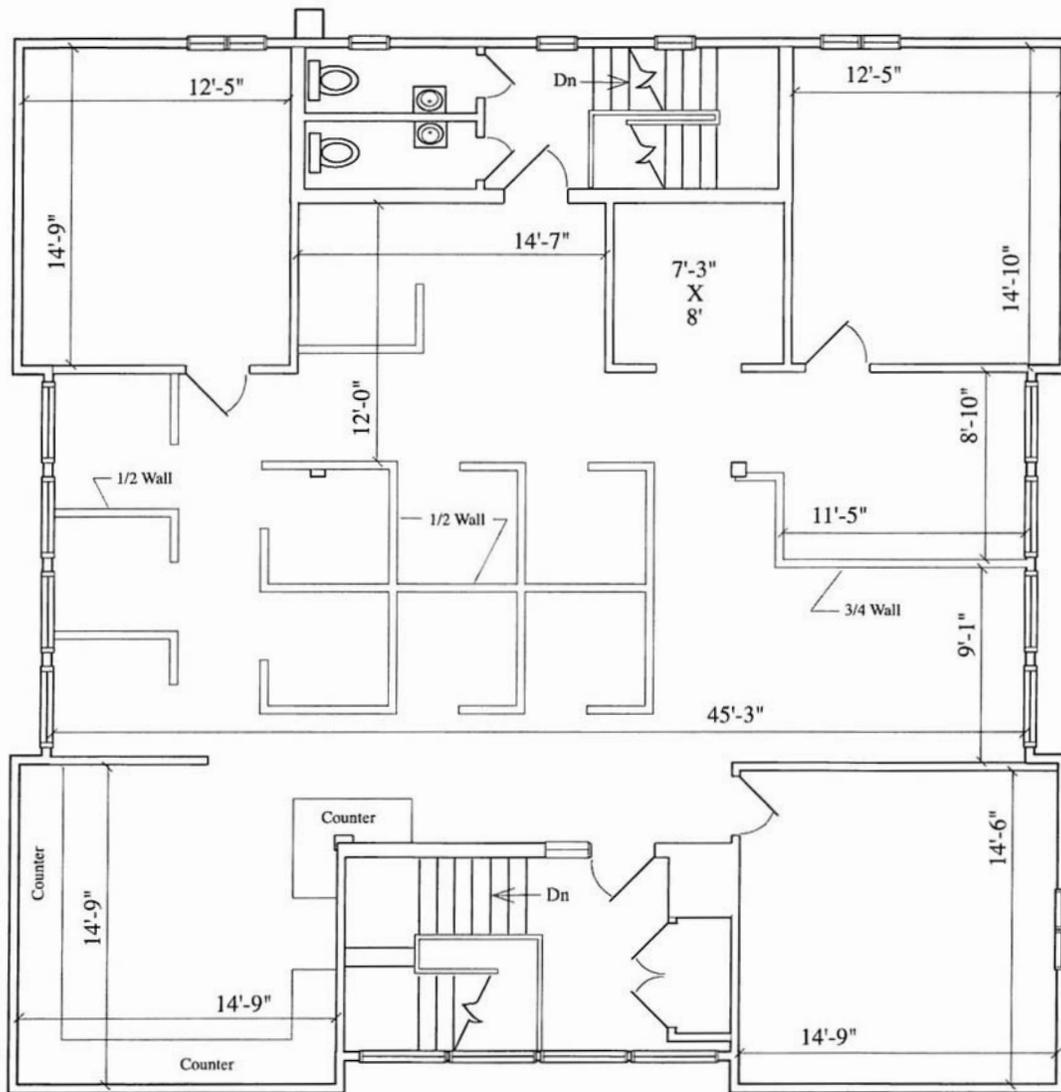
LANDMARK BUILDING SALE OR LEASE

2101 ROUTE 70 EAST
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EXCLUSIVE LISTING

SECOND FLOOR
2,342 Gross Sq. Ft.



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