



# OFFICE BUILDING FOR LEASE

## 325 ROUTE 70 EAST CHERRY HILL, NJ

EXCLUSIVE LISTING



**Property Description:** Freestanding Office Building

**First Floor Available:** 11,450 +/- SF

**Parking:** 74 Spaces

**Zoning:** B-1 (Neighborhood Business Zone)

**Taxes:** \$42,985 (2016)

**Lease Rate:** ~~\$15.50/SF NNN~~ \$13.50/SF NNN

- Comments:**
- High Traffic
  - High Visibility
  - Route 70 Signage
  - Accessible from all major highways

### 2015 DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
Population Estimate	11,705	99,418	300,303
# of Households	4,948	40,775	122,110
Median HH Income	\$65,895	\$75,309	\$65,200
Average HH Income	\$84,732	\$97,953	\$88,060
Traffic Count: Route 70		49,951 VPD	

For Further Information, Please Contact:

**Adam Rose**  
(856) 985-9522 (ext. 22)  
arose@rosecommercial.com

**Jeffrey Lucas**  
(609) 254-1832 (cell)  
jeffreylucas@me.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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

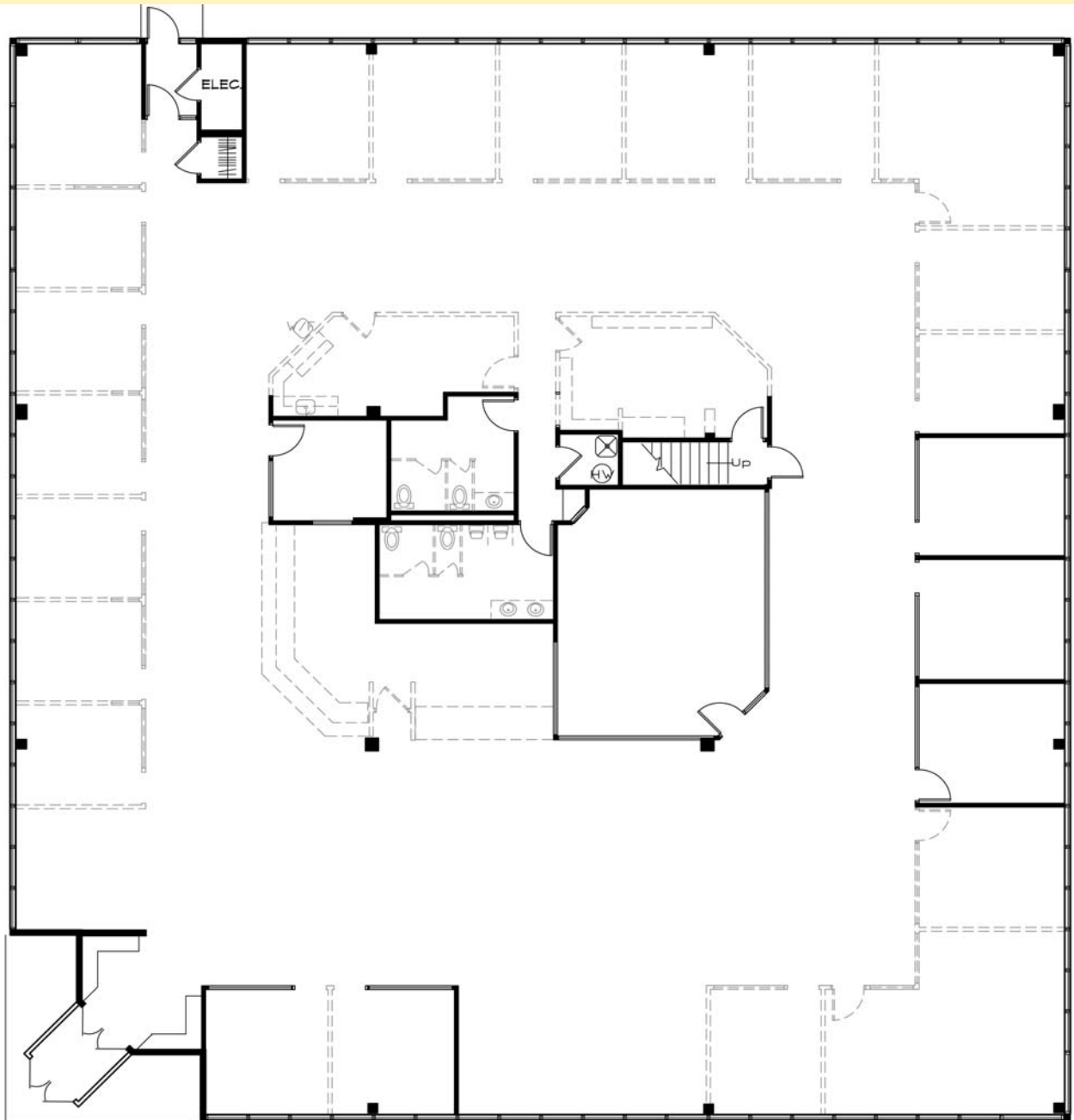
[www.rosecommercial.com](http://www.rosecommercial.com)



# OFFICE BUILDING FOR LEASE

## 325 ROUTE 70 EAST CHERRY HILL, NJ

### EXCLUSIVE LISTING



Proposed Floor Plan A

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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

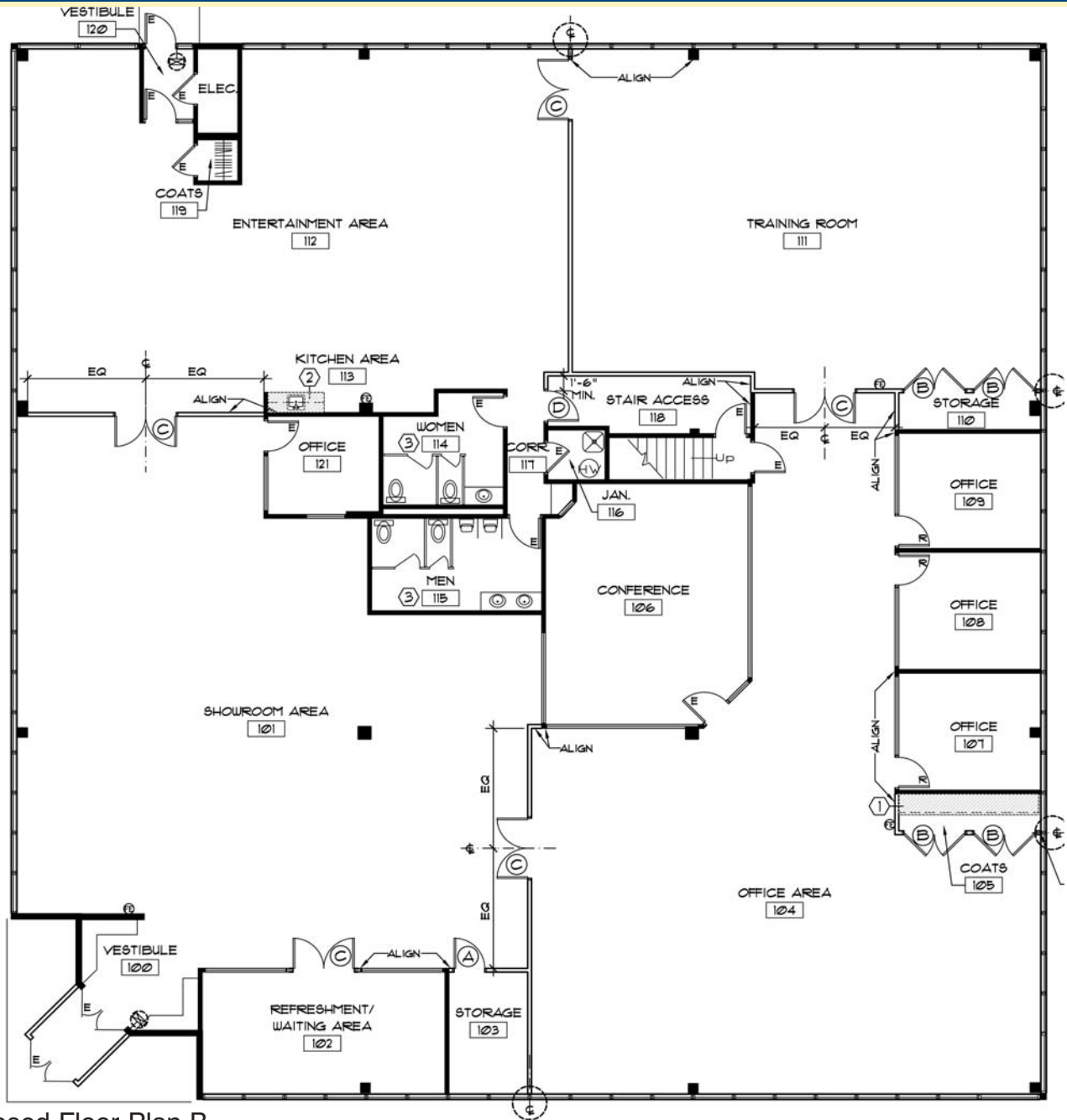
[www.rosecommercial.com](http://www.rosecommercial.com)



# OFFICE BUILDING FOR LEASE

## 325 ROUTE 70 EAST CHERRY HILL, NJ

### EXCLUSIVE LISTING



Proposed Floor Plan B

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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