

1401 ROUTE 70 E

CHERRY HILL, NEW JERSEY



MSC

10,040, 1,155 AND 1,236 SQ FT SPACES
AVAILABLE FOR LEASE





1401 ROUTE 70 E

JOIN THESE NEARBY TENANTS



PROPERTY DETAILS

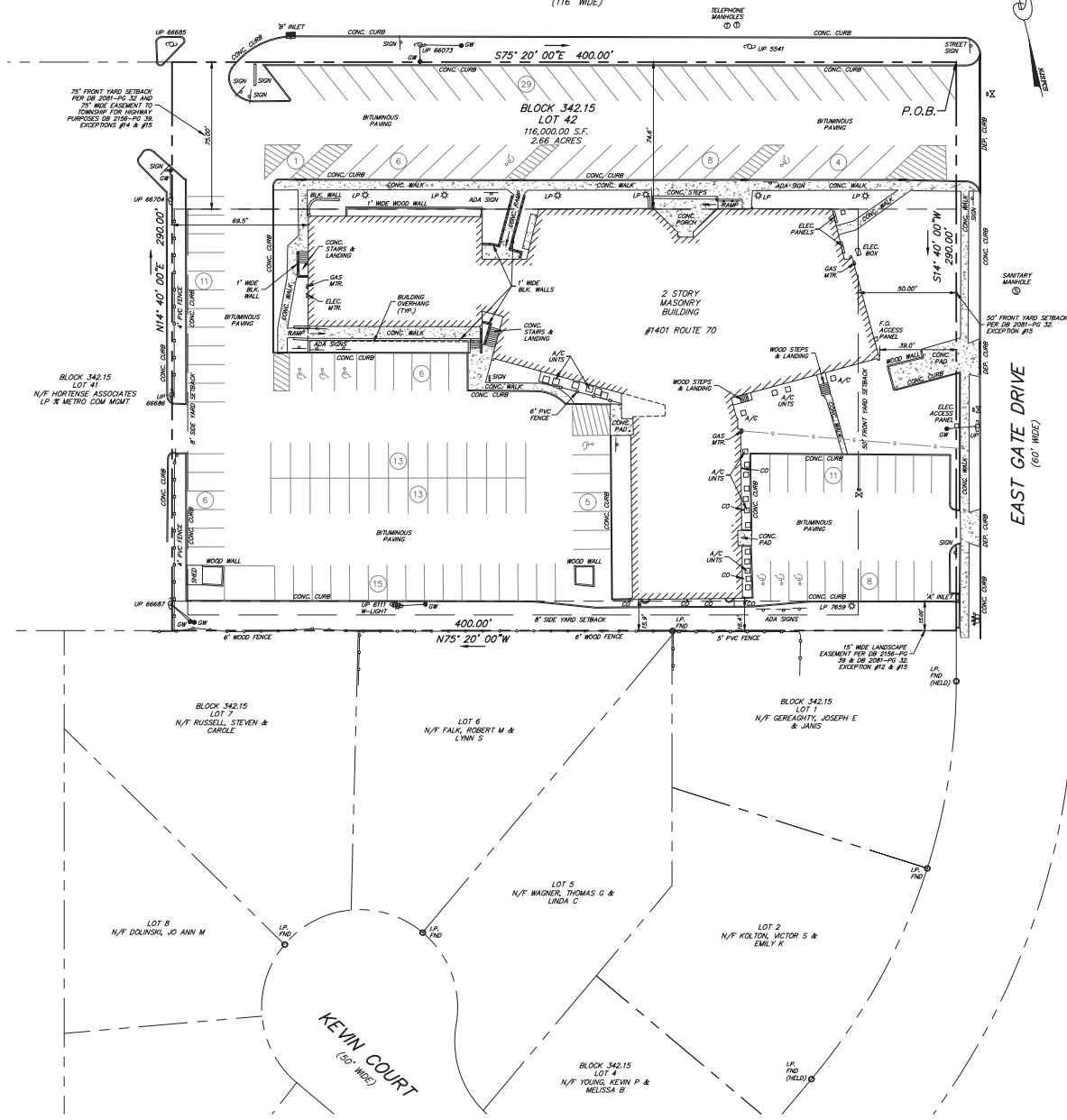
- ▶ South Jersey Medical Center - zoning permits: medical, office, retail, daycare
- ▶ Well positioned on State Highway Rt. 70 and Kings Highway surrounded by densely populated neighborhoods, shopping centers, and office buildings
- ▶ 3 separate spaces available 10,040 sq ft, 1,155 sq ft and 1,236 sq. ft. each space has private bathrooms and sinks
- ▶ Immediate access to Rt. 295 and within close proximity to all local hospital systems
Excellent visibility, parking and strong demographics and income
- ▶ Traffic Count: 54,623 AADT

DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
1 mi	9,605	1 mi	10,795
3 mi	93,664	3 mi	87,993
5 mi	275,012	5 mi	176,190
EST. HOUSEHOLDS		EST. MED HH INCOME	
1 mi	3,664	1 mi	\$108,871
3 mi	36,906	3 mi	\$109,874
5 mi	109,495	5 mi	\$100,115

SITE PLAN

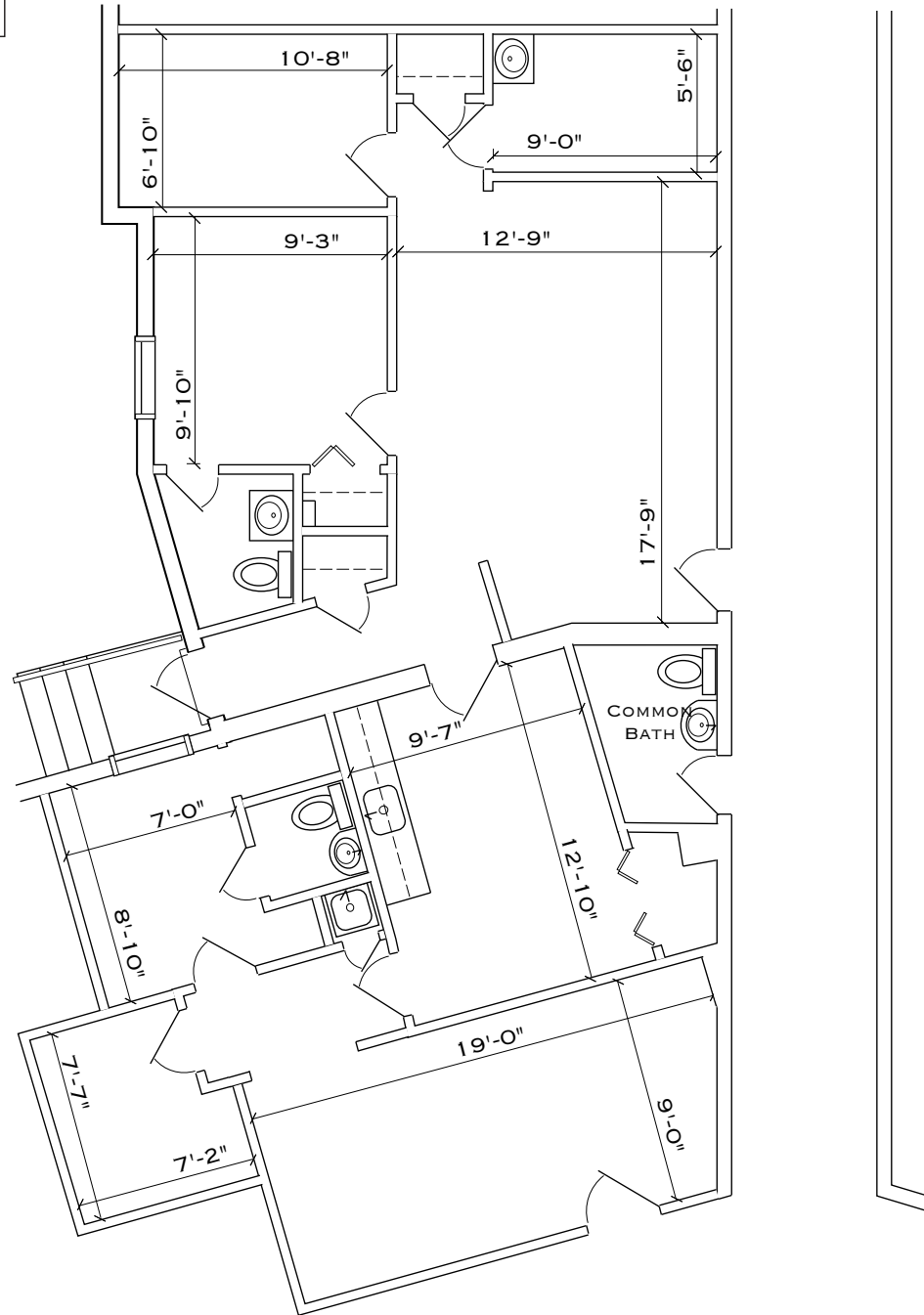
U.S. ROUTE 70
MARLTON TURNPIKE
(116' WIDE)



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

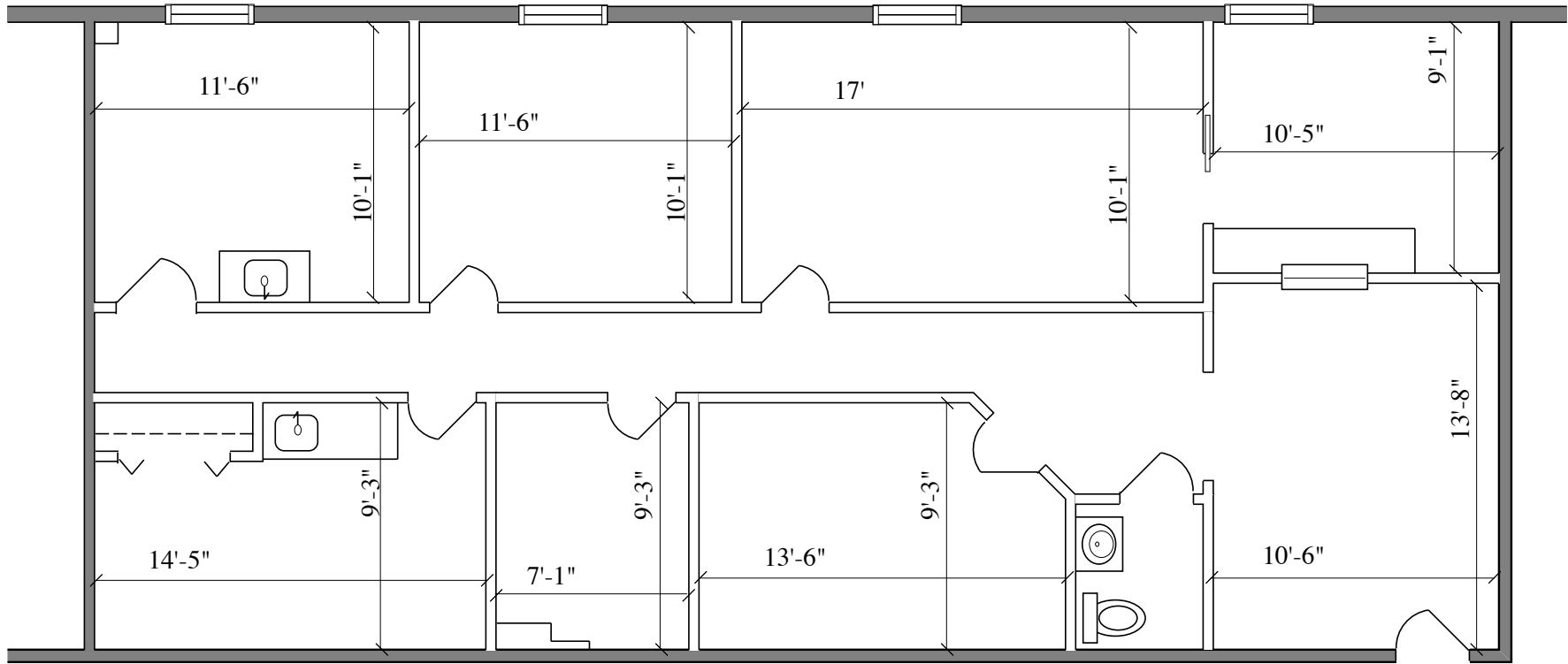


SUITE 8 - 1,155 SF

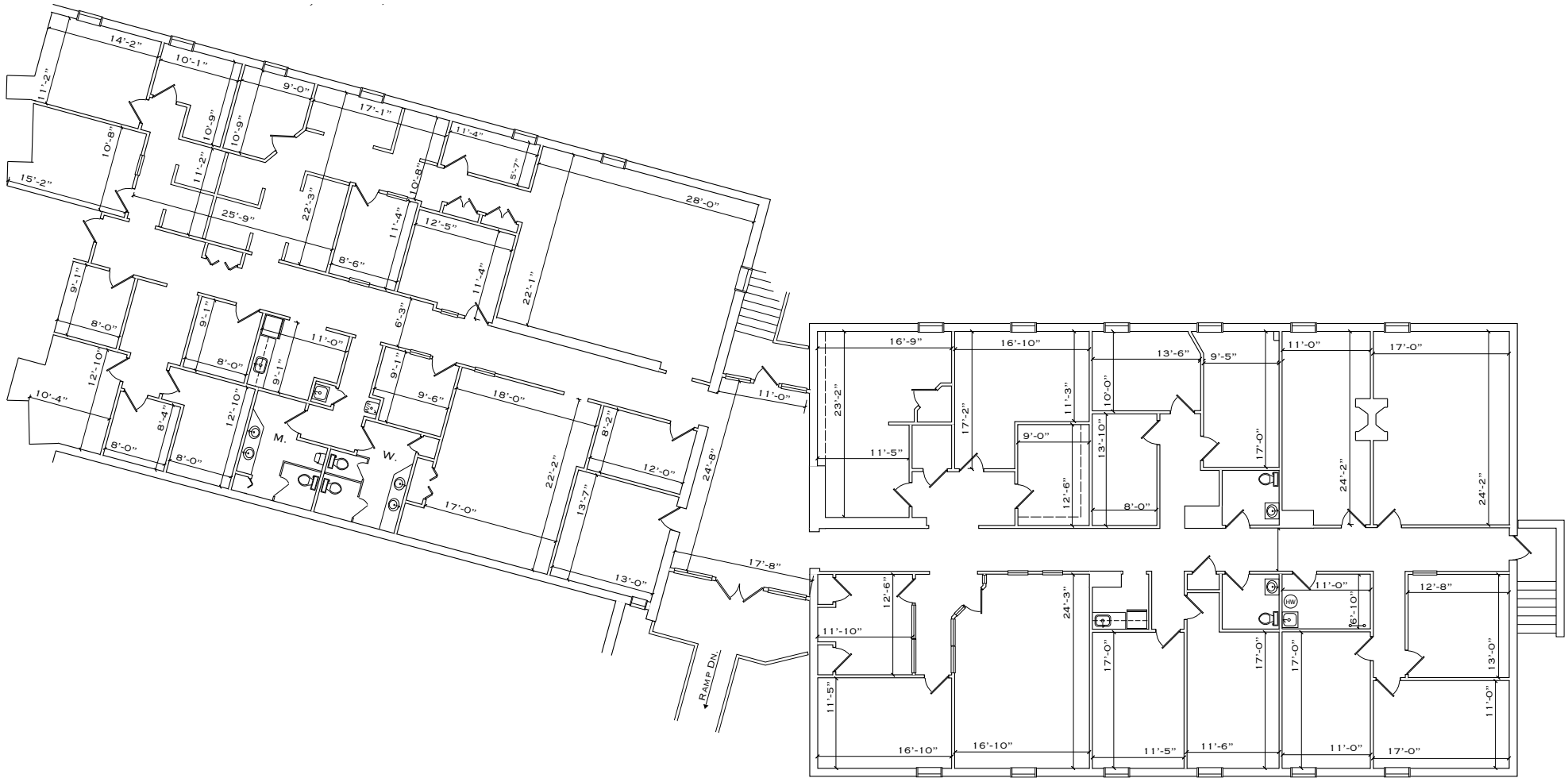


The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

SUITE 22 - 1,236 SF

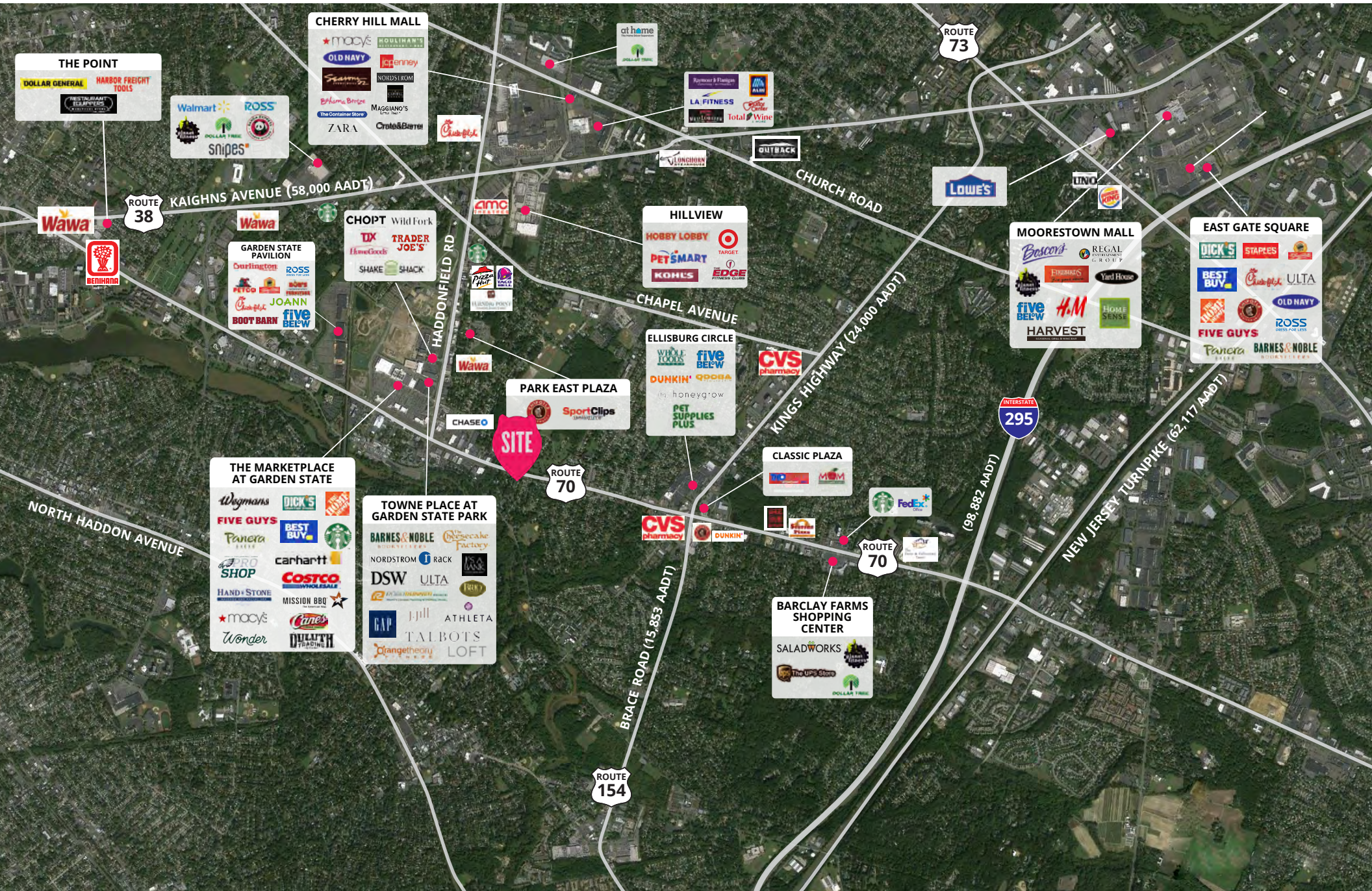


OFFICE SPACE - 10,040 SF



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

AERIAL



THE POINT
DOLLAR GENERAL
HARBOR FREIGHT TOOLS
RESTAURANT EQUIPMENT

Walmart
ROSS
snipes

CHERRY HILL MALL
macy's
OLD NAVY
Sams Club
The Container Store
ZARA
Crate & Barrel
MAGGIANO'S
CROCK POT

Chick-fil-A

at home

LA FITNESS
Total Wine

ROUTE 73

LOWE'S

Wendy's

Wawa

ROUTE 38

KAIGHNS AVENUE (58,000 AADT)

Wawa
GARDEN STATE PAVILION
PETCO
JOANN
BOOT BARN
five BELW

CHOPT Wild Fork
TJX HomeGoods
TRADER JOE'S
SHAKE SHACK

AMC

HILLVIEW
HOBBY LOBBY
PET SMART
KOHLS
EDGE FITNESS CLUB

OUTBACK

CHURCH ROAD

MOORESTOWN MALL
Boscov's
REGAL ENTERTAINMENT GROUP
ENERGIZER
Yard House
five BELW
H&M
HOME SENSE
HARVEST

EAST GATE SQUARE
DICK'S
STAPLES
BEST BUY
ULTA
OLD NAVY
FIVE GUYS
Panera
BARNES & NOBLE

HADDONFIELD RD

CHAPEL AVENUE

ELLISBURG CIRCLE
WHOLE FOODS
five BELW
DUNKIN' DONUTS
honeygrow
PET SUPPLIES PLUS
CVS pharmacy

PARK EAST PLAZA
SportClips
CHASE

SITE

ROUTE 70

KINGS HIGHWAY (24,000 AADT)

CLASSIC PLAZA
Dunkin'
Five Guys
Starbucks
FedEx Office

INTERSTATE 295

(98,982 AADT)

THE MARKETPLACE AT GARDEN STATE
Wegmans
DICK'S
FIVE GUYS
Panera
PRO SHOP
carhartt
COSTCO WHOLESALE
HAND & STONE
MISSION BBQ
macy's
Wonder
DUNKIN' DONUTS

TOWNE PLACE AT GARDEN STATE PARK
BARNES & NOBLE
NORDSTROM RACK
DSW
ULTA
GAP
ATHLETA
TAIBOTS
LOFT

BRACE ROAD (15,853 AADT)

ROUTE 154

BARCLAY FARMS SHOPPING CENTER
SALADWORKS
The UPS Store
POLLAR TREE

NEW JERSEY TURNPIKE (62,117 AADT)

ROUTE 70

MSC

For more information:

Danny Wolf

[dewolf@hellomsc.com](mailto:dwolf@hellomsc.com) | 856.625.4888

