



+/- 5,642 SF Medical/Professional Office Building for Sale

MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE

455 ROUTE 70 WEST | CHERRY HILL | NJ



Contact Us

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Building Features	
Location	455 Route 70 West Cherry Hill, NJ 08002
Size/SF Available	1st Floor: +/- 4,960 sf 2nd Floor: +/- 682 sf
Asking Sale Price	\$859,000
Occupancy	Available for immediate occupancy
Signage	Pylon signage available
Parking	20 parking spaces plus on-street parking
Area/Property Description	<ul style="list-style-type: none"> ▶ Highly visible medical/professional office building located on Route 70 ▶ Fully fit-out as medical office building in excellent move-in condition ▶ Situated on approximately .74 Acres ▶ Prominent monument signage visible from both directions of traffic ▶ Within close proximity to I-295, Ellisburg Shopping Center, Ponzio's Diner and many other amenities ▶ Large parking lot with easy ingress/egress

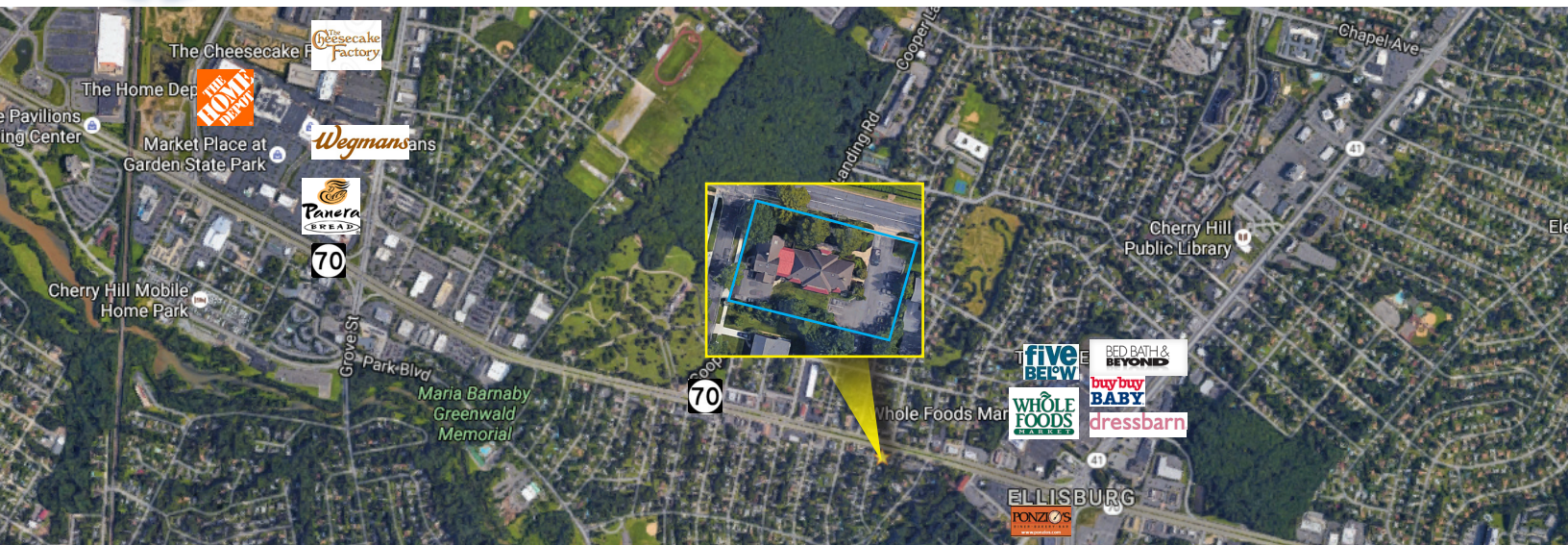


Wolf Commercial Real Estate
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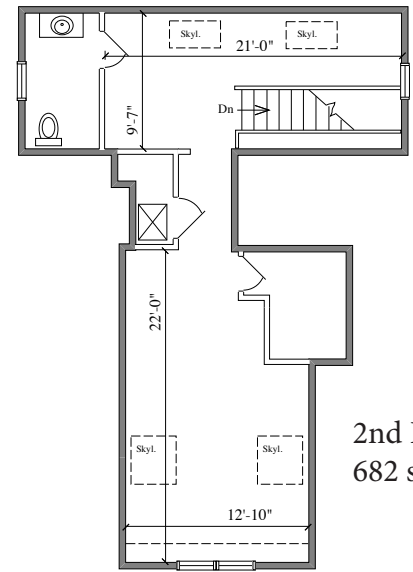
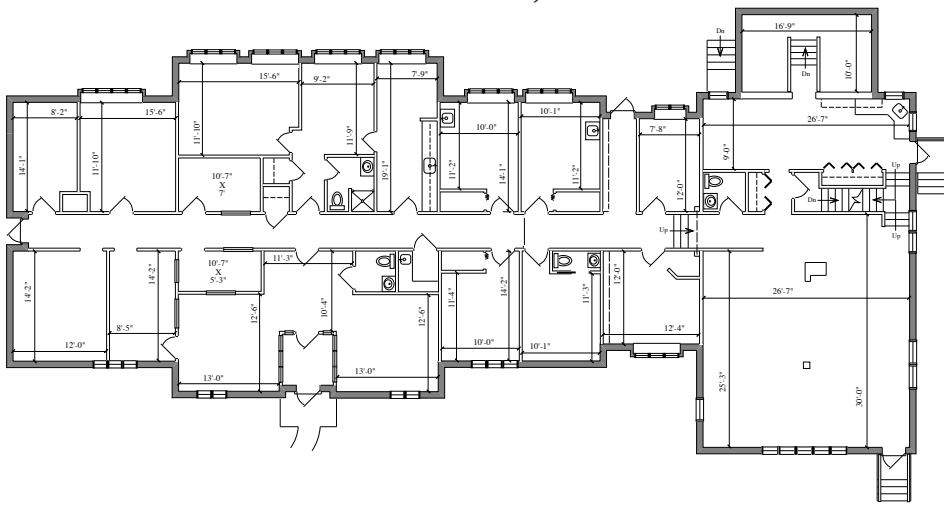
NJ OFFICE
 951 Route 73 North | Suite D
 Marlton, NJ 08053
 P 856 857-6300 | F 856 283-3950

PA OFFICE
 630 Freedom Business Center | 3rd Floor
 King of Prussia, PA 19406
 P 215 799 6900 | F 610 768 7701

Building Successful Relationships



1st Floor
4,960 sf



2nd Floor
682 sf

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	10,502	102,241	301,359
Household	4,060	41,437	117,108
Median HH Income	\$76,779	\$80,166	\$67,850
Avg HH Income	\$93,340	\$101,449	\$88,862

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