

FOR SALE Former Restaurant

2321 Route 70 West, Cherry Hill, NJ

PRICE REDUCTION



Description: Freestanding building at the corner of Route 70 & Delaware Ave. The building is in excellent condition.

- Great visibility and access to signalized intersection
- Strong residential population
- High traffic counts

Property Size: 1.65 Acre

Building Size: 5,806 SF

Parking: 82 spaces

Price:
\$1,599,999

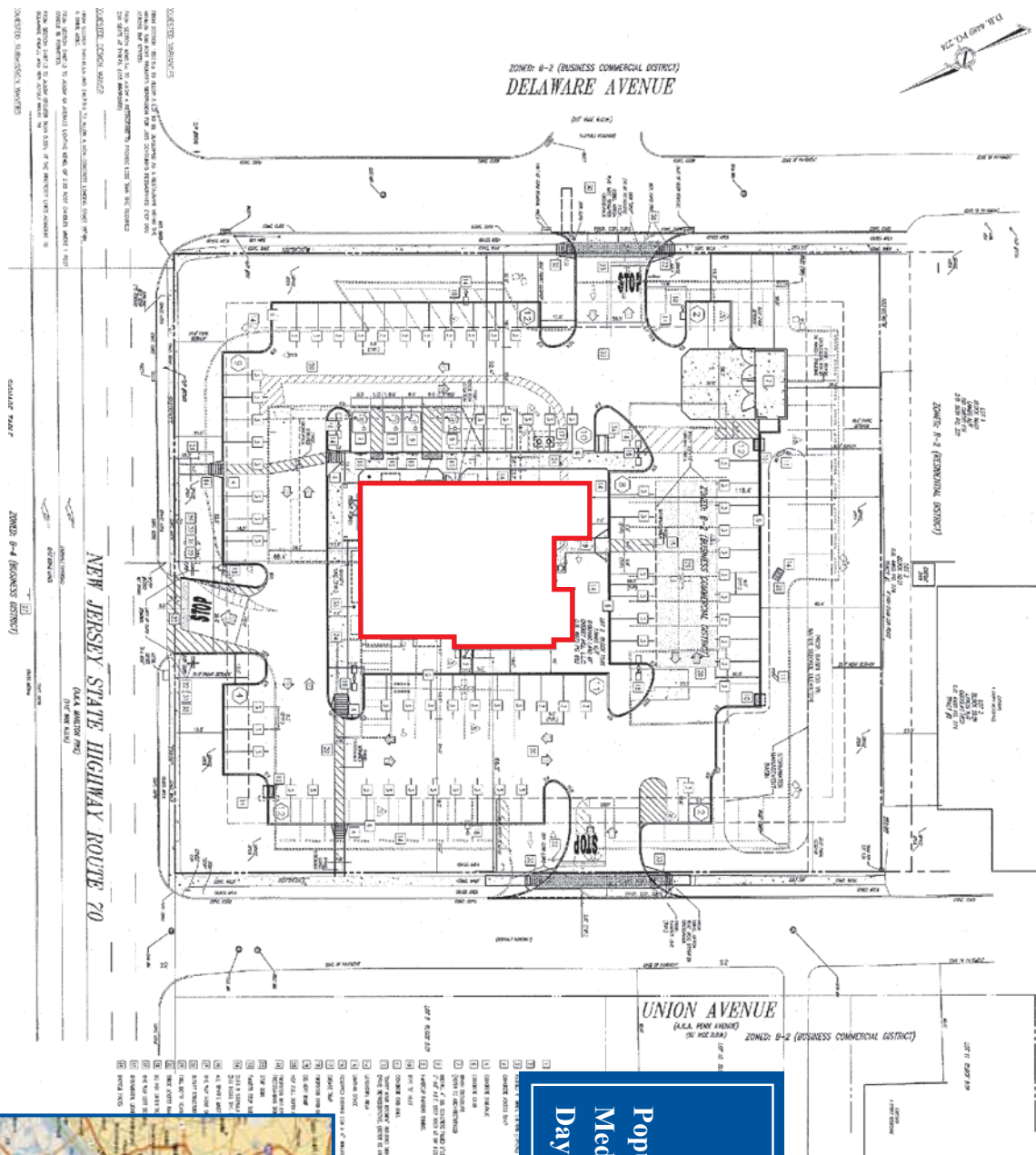
Taxes:
Approximately \$33,588

Contact:
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RAS
BROKERAGE

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SITE PLAN



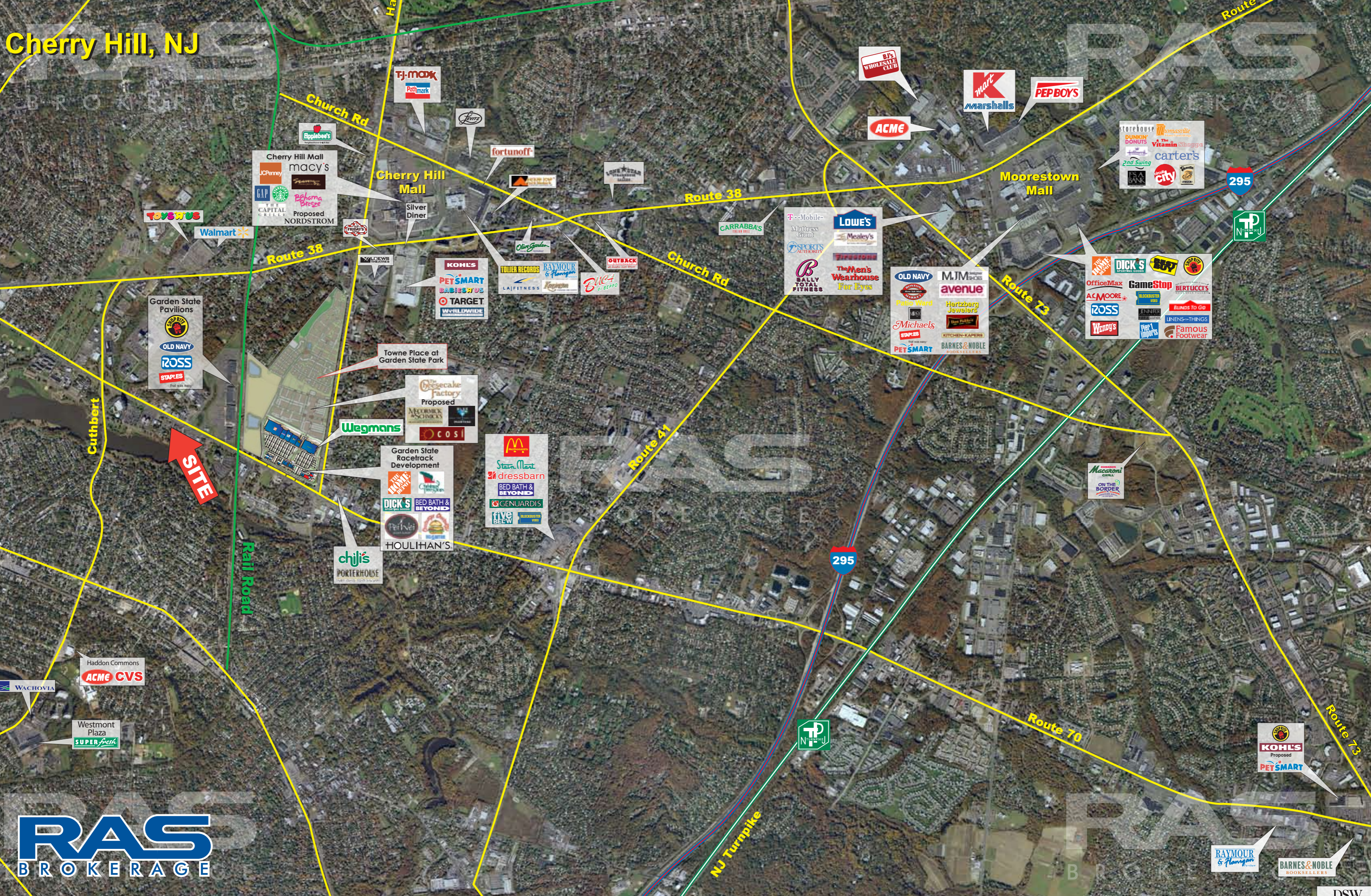
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DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population:	14,225	101,607	315,667
Med HH Inc:	\$67,342	\$77,025	\$68,109
Daytime Pop:	11,271	78,415	180,150



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 condition, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Cherry Hill, NJ



Cherry Hill Mall

- Applebee's
- Cherry Hill Mall
- macy's
- JCPenney
- Walmart
- TOYS'R US
- THE CAPITAL GROUP
- Proposed NORDSTROM
- Walmart

Cherry Hill Mall

- TJ-maxx
- Patmark
- Levi's
- fortunoff
- Silver Diner
- LOEWS THEATRE

- B's WHOLESALE CLUB
- ACME
- Marshall's
- PEP BOYS

- store hours
- DUNKIN' DONUTS
- Thomasville
- Vitamin Shoppe
- 2nd Swing
- carter's
- city

Garden State Pavilions

- SHARPE'S
- OLD NAVY
- ROSS
- STAPLES

Cherry Hill Mall

- KOHL'S
- PETSMART
- BABIES'R US
- TARGET
- WORLDWIDE
- TOWER RECORDS
- RAYMOUR & HANMOUR
- LA FITNESS
- OUTBACK
- OLIVE GARDEN
- BALLY TOTAL FITNESS
- The Men's Wearhouse

- T-Mobile
- LOWE'S
- Mealey's
- SPORTS AUTHORITY
- Firestone
- BALLY TOTAL FITNESS
- The Men's Wearhouse

- OLD NAVY
- M.J.M. SHOES
- avenue
- Hertzberg Jewelers
- Michaels
- STAPLES
- PETSMART
- BARNES & NOBLE BOOKSELLERS

- OfficeMax
- GameStop
- BERTUCCI'S
- ACMOORE
- ROSS
- Wendy's
- BLINDS TO GO
- LINENS+THINGS
- Famous Footwear

Towne Place at Garden State Park

- Wegmans
- The Cheesecake Factory
- Proposed
- McMURICK SCHICKS
- COSI

Garden State Racetrack Development

- McDonald's
- Stain Mart
- dressbarn
- BED BATH & BEYOND
- GENUARDIS
- five BEW
- HOULIHAN'S

- chili's
- PORTERHOUSE

Haddon Commons

- ACME
- CVS

Westmont Plaza

- SUPERfresh



- KOHL'S
- Proposed
- PETSMART

- RAYMOUR & HANMOUR
- BARNES & NOBLE BOOKSELLERS

NSW