

# DENTAL OFFICE FOR SALE OR LEASE

## 539 ROUTE 70 WEST, CHERRY HILL, NJ 08002

FULLY EQUIPPED DENTAL OFFICE



## Property/Area Highlights

- + Highly visible, free standing, fully equipped dental office located within a densely populated area
- + On-site parking
- + Recent equipment upgrades, equipment/instruments included
- + 3 operatories with potential for fourth
- + Close proximity to major retail shopping centers and restaurants

**Size/SF Available:** +/-1,031 SF

**Lot Size:** +/-0.14 Acres

**Asking Sale Price:** \$400,000

**Asking Lease Rate:** \$5,000 gross/mo

**Parking:** On-site



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### 2018 Demographics

#### Est. Population

1 mile	10,433
3 mile	103,458
5 mile	305,750

#### Est. Households

1 mile	4,023
3 mile	41,978
5 mile	117,322

#### Est. Avg HH Income

1 mile	\$87,790
3 mile	\$87,463
5 mile	\$72,871

#### Traffic Count

Route 70 60,930 VPD



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