

# PROFESSIONAL OFFICE FOR SALE

2420 CHURCH ROAD, CHERRY HILL, NJ 08002

CONVENIENTLY LOCATED NEAR MAJOR HIGHWAYS



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## Offering Summary

**Building SF:** +/- 1,050 SF

**Acreage:** +/- 1.1 AC

**Sale Price:** \$250,000

**Signage:** Pylon on Church Road

**Parking:** 8 spaces

**Occupancy:** Immediately

## Property/Area Highlights

- + Property features multiple offices, reception, bullpen, conference area, lower level, highly visible signage, detached storage unit, and handicap accessible ramp
- + Recent upgrades include new AC, improved plumbing, new floors, upgraded bathroom and kitchenette
- + Oversized corner-lot offers the potential for future expansion
- + Minutes from Routes 38, 130, 70, and I-295. Conveniently located near a wide range of dining and shopping options



## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	14,053	90,265	263,645
<b>EST. HOUSEHOLDS:</b>	5,306	35,901	102,076
<b>AVG. HOUSEHOLD INCOME:</b>	\$110,290	\$109,313	\$114,456

**TRAFFIC COUNT: 50,025 VPD (ROUTE 38)**



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