

OFFICE\RETAIL FOR LEASE OR SALE

401 COOPER LANDING ROAD, CHERRY HILL, NJ 08034 UNIT 16

PLAYA DEL SOL CONDOMINIUMS



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Offering Summary

- Size/SF Available:** +/-1,200 SF Condo
- Asking Sale Price:** \$ 160,000
- Asking Lease Rate:** \$1400/month + \$300 for fees
- Signage:** Front of building
- Utilities:** Gas and Electric
- Zoning:** Commercial
- Parking:** 20 spots
- Occupancy:** Available

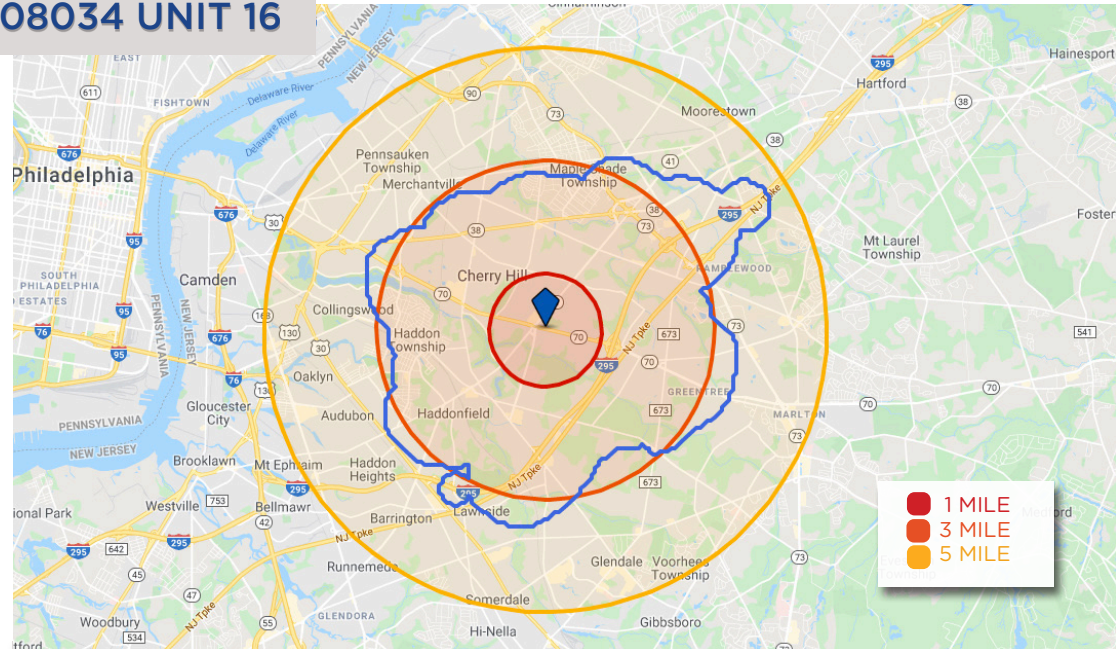
Property/Area Highlights

- + Across from the brand new Jefferson Hospital
- + Tenants include: Chiropractor, Jefferson Family practice, Accountant, and restaurant
- + Well maintained office with two offices with possibility of making 4 offices, and a reception area
- + Large conference room

Great office condo in Playa Del Sol. Currently a Radio station and formally was Attorneys office and Investment company. It is adjacent to Chiropractor and Hearing Aid office.

Fully equipped with conference room and table and chairs, lobby/secretary area. 2 private offices. Dual office area and back door. Equipped kitchen area. Updated powder room. Back door. Turn key. Could move right in and open business. Multiple possible uses.

All redone within the last few years. Playa Del Sol Condominium is a mix use with 25 commercial units on the first floor and 133 residential units above them. This is a great location next to newly renovated and developed Kennedy Hospital. Few minutes to Philadelphia, Route 295 and NJ TPK.



2019 DEMOGRAPHICS

	POPULATION	1 MILE	3 MILE	5 MILE
Total Population:		12,804	111,507	295,349
Total Businesses:		1,257	6,840	14,839
Employees:		12,446	81,425	170,858
% of College Graduates		25.91	24.23	21.43
	HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income:		\$94,514	\$107,452	\$100,915
Avg. Housing Unit Value:		\$250,384	\$250,346	\$236,646

TRAFFIC COUNT: 9,812 VPD



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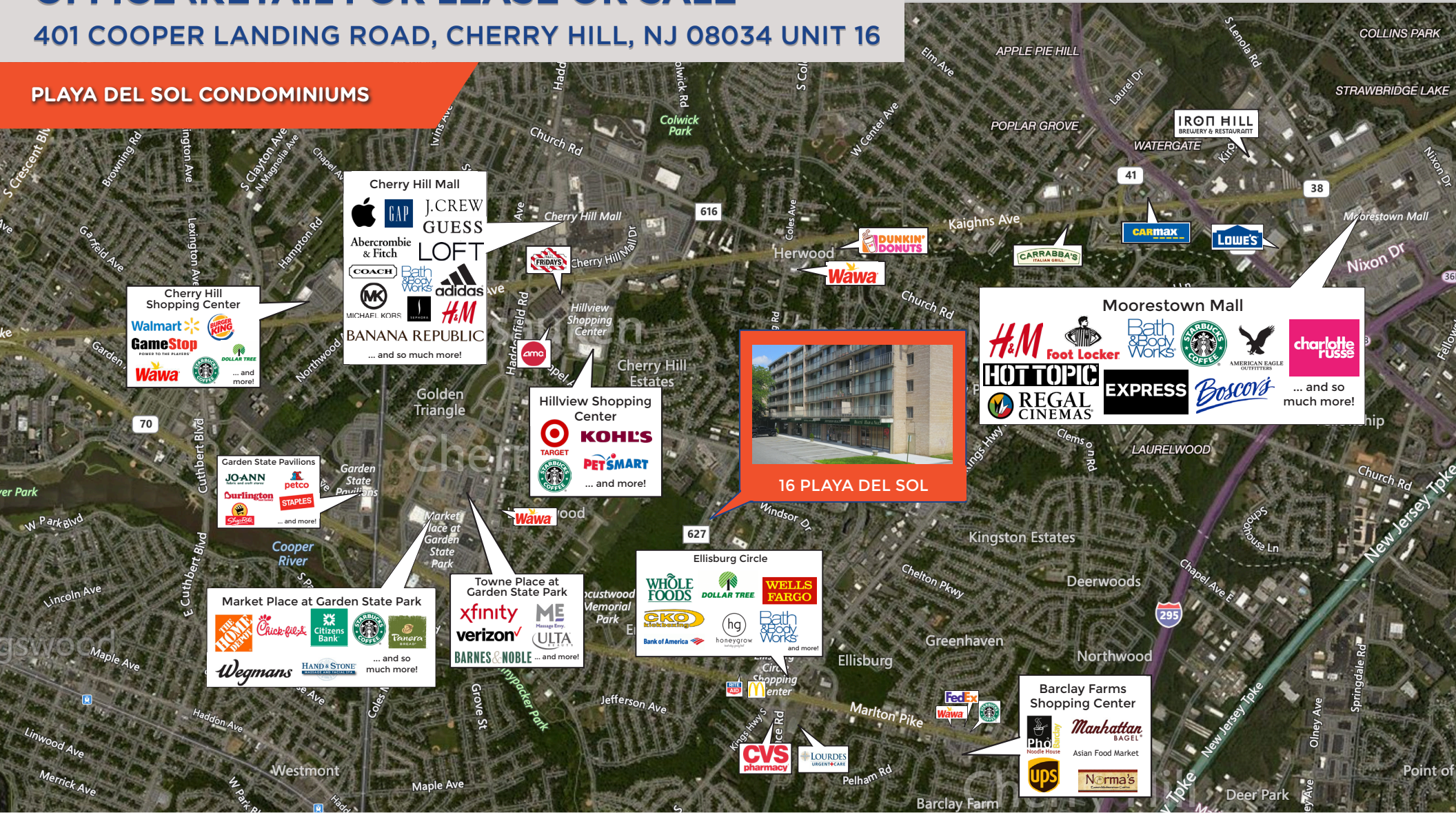
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