



**AVAILABLE FOR SALE!**

*Former Wawa Store*

**Prominent Route 70 Retail Site**

*Rt. 70 & Cooper Landing Road*

**Cherry Hill - New Jersey**



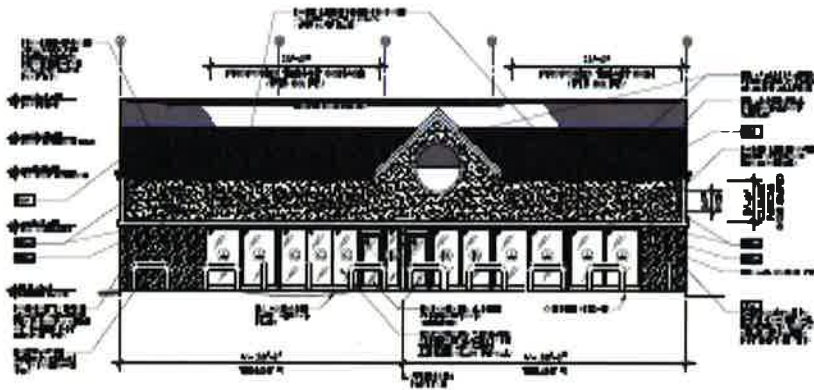
Building Size  
4,200 Sq. Ft.  
Divisible to:  
2 x 2100 sq. ft. units

**Demographic Snapshot**

**Adult Population:**  
1 Mile: 10,090  
3 Miles: 109,491  
5 Miles: 312,323

**Housing Units (2000):**  
1 Mile: 4,019  
3 Miles: 44,619  
5 Miles: 119,273

**Median Household Income:**  
1 Mile: \$63,775  
3 Miles: \$71,040  
5 Miles: \$58,144



**NOTES:**

- Free standing building located on Rt. 70 - **Left Turn Access!**
- Taxes: \$19,905 (\$4.73/sf)
- Zoning: "B-1" - Commercial
- Exterior Improvements Planned
- Property for Sale
- Traffic Counts: 53,132 AADT (Rt. 70)  
8,157 AADT (Cooper Landing)

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