



856.797.1919
www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

DENTAL/MEDICAL CONDO FOR SALE

ATRIUM MEDICAL BUILDING

 **1910 MARLTON PIKE EAST, SUITE 8, CHERRY HILL, NJ 08003**

Emily Stein

Director of Healthcare Services

856.797.1919 x110
609.457.9816

Emily.Stein@VantageRES.com

Ken Richardson

Executive Director

856.797.1919 x108
609.346.0512

Ken.Richardson@VantageRES.com

OFFERING SUMMARY



CONDO SIZE

+/- 1,140 SF



SALE PRICE

\$210,000



SIGNAGE

Directory and suite signage



PARKING

110 surface spaces



AREA HIGHLIGHTS

- ✓ Full fit-out dental condo for sale. The space includes 4 operatories, private office, lab/sterilization area, 2 restrooms, and reception area. Plumbing throughout. Easily converted to a traditional medical office
- ✓ Desirable dental/medical/professional condo located along heavily trafficked Marlton Pike East (Route 70). Co-tenants include oral and maxillofacial surgery, Dentistry for Special People, and the Center for Emotional Health
- ✓ The condo is in close proximity to multiple retail centers, restaurants and professional complexes and is easily accessible from Routes 73 and 38, I-295 and Springdale Road. The building is situated among high demographic residential neighborhoods



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	7,884	77,889	214,896
2027 POPULATION PROJECTION	7,983	78,250	215,914
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	2,927	30,049	84,822
2027 HOUSEHOLD PROJECTION	2,960	30,216	84,822
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$158,659	\$137,287	\$129,294
MEDIAN HOUSEHOLD INCOME	\$138,395	\$111,552	\$102,553
TRAFFIC COUNT	54,517 VPD		

KEY DISTANCES

I-295

1.4 MILES

ROUTE 73

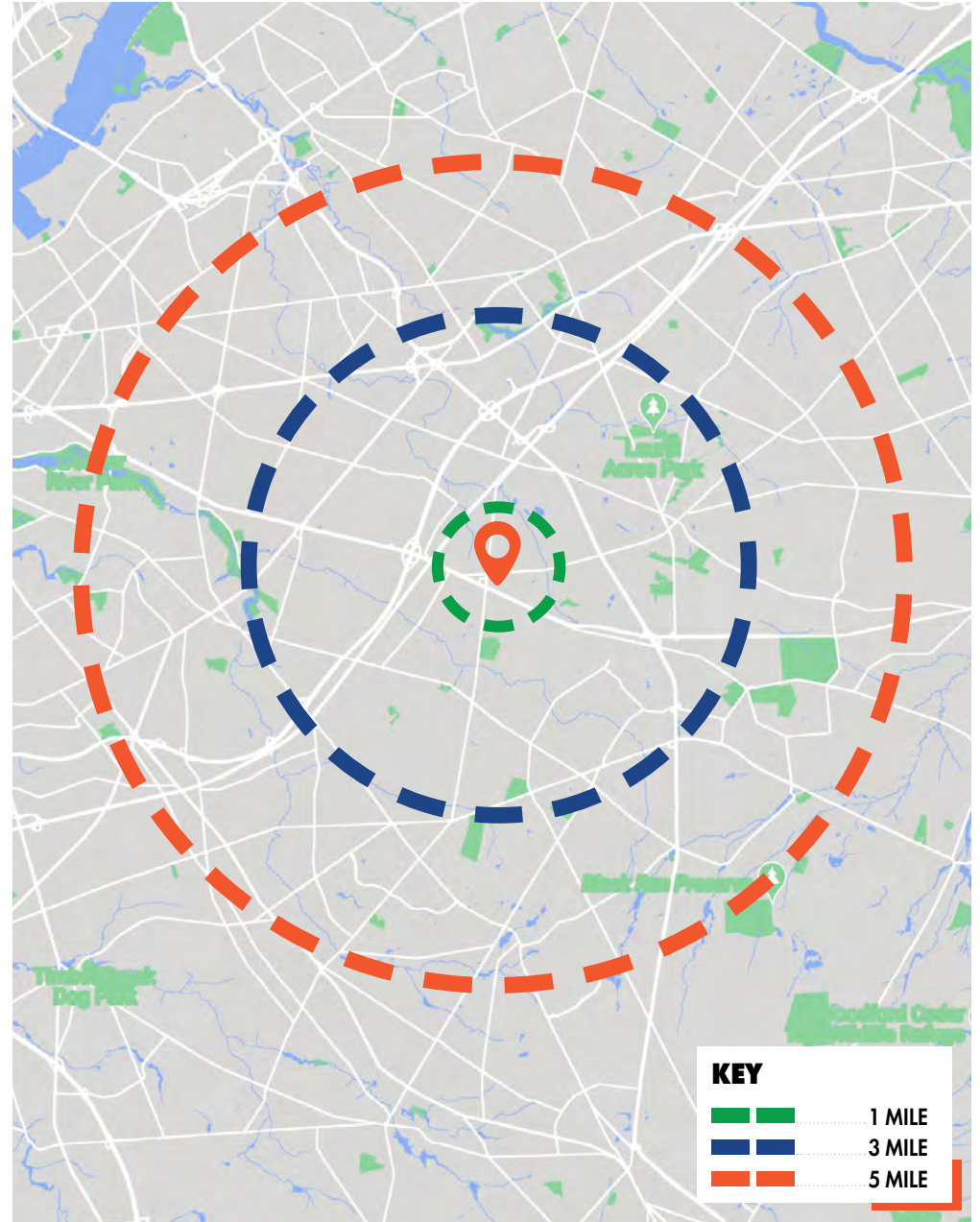
1.7 MILES

NJ TURNPIKE

3.2 MILES

BENJAMIN FRANKLIN BRIDGE

11 MILES



1910 MARLTON PIKE EAST, SUITE 8, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



1910 Marlton Pike East, Suite 8

NEARBY AMENITIES

DINING

- Cherry Hill Pointe
 - Pho Viet
- Chick-fil-A
- Heritage Square Shopping Center
 - GoodLife
 - Kyuramen
 - Pancheros Mexican Grill
- McDonald's
- PJ Welihan's Pub + Restaurant
- Tuscany Marketplace
 - Bobby Chez Famous Crab Cakes
 - Megu Sushi & Hibachi
 - Miel Patisserie & Café

RETAIL

- Barnes & Noble
- Bridal Garden
- Cherry Hill Pointe
 - ARC Document Solutions
 - Philadelphia Hand to Shoulder Center
 - Relax The Back
 - Tiffany Nail
 - William Robert Salon
- CVS
- EZ Drop Cleaners
- Firestone
- Heritage Square Shopping Center
 - Cho's Salon
 - MCA Travel
 - Spivak Jewelers
- Midas
- ShopRite of Marlton
- Staples
- Tuscany Marketplace
 - Crown Trophy
 - Huntington Learning Center
 - Irma's Bridal
 - Louis Christian Robert John Salon
 - New Balance
 - Revamp Medical Spa
 - School of Rock
- Verizon
- Wawa
- Woodstock Trading Company

MEDICAL

- Advocate South Jersey Pediatrics
- Cooper Cherry Hill
- Holdbrook Pediatric Dental
- My Orthodontist
- Penn Medicine
- Virtua Female Pelvic Medicine



1910 MARLTON PIKE EAST, SUITE 8, CHERRY HILL, NJ 08003

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.