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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

FOR SALE OR LEASE

WINSLOW OFFICE CENTER

339 NORTH ROUTE 73, BERLIN, NJ 08009

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PROPERTY SUMMARY

Asking Lease Rate: $14 /SF + Electric

Asking Sale Price: Call for Details

Building Size: +/- 14,000 SF

SF Available: +/- 650-2,200 SF

Signage: Facade & Monument

Parking: +/- 70 Spaces

Zoning: PC-2

PROPERTY HIGHLIGHTS

+ +/- 4 acre property with ample frontage facing Route 73 and an existing +/- 14,000 SF building. Flexible unit sizes ranging from +/- 650-2,200 SF on the first floor and lower level

+ The building has easy access with front and rear entry doors, as well as a recently upgraded HVAC with high-efficiency heating systems. Some spaces have private restrooms, kitchenettes, reception areas and energy-efficient LED lighting throughout

+ 139 townhomes and 152 single-family dwellings development planned adjacent to the property. The ongoing residential development presents significant opportunities for growth

+ Property is directly located off of Route 73, providing high visibility and controlled traffic flow for your business

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,394	23,037	80,300
PROJECTED 2029	3,463	23,289	80,614

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,384	8,814	29,228
PROJECTED 2029	1,414	8,923	29,363

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	$105,081	$107,890	$110,118
MEDIAN INCOME	$74,999	$93,109	$91,813

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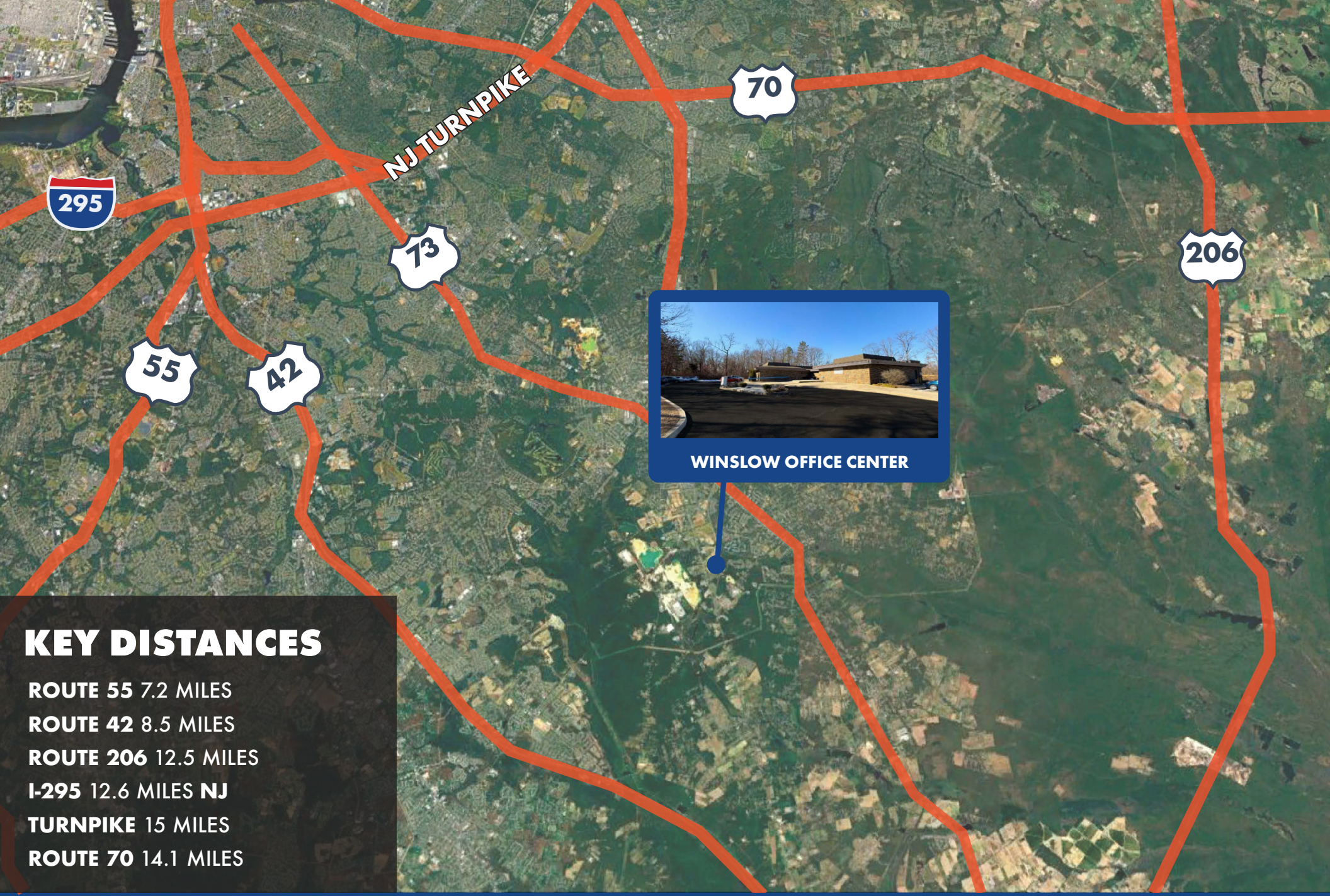

KEY DISTANCES

ROUTE 55 7.2 MILES
ROUTE 42 8.5 MILES
ROUTE 206 12.5 MILES
I-295 12.6 MILES **NJ TURNPIKE** 15 MILES
ROUTE 70 14.1 MILES

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NEARBY AMENITIES

DINING

- Brigalias
- Carollo's Family Restaurant & Pizza
- China Max
- Graziano's Ristoranti
- Happy Family Chinese & Thai
- La Frontera Mexican
- Pasta Vino
- Racks Pub & Grill
- The Golden Nugget Tavern
- Wendy's
- Winslow Diner

RETAIL/GROCERY

- Aldi
- Dollar Tree
- Family Dollar
- Kohl's
- Lowe's
- Philadelphia Mills
- Shop Rite
- Target
- The Home Depot
- Walgreens
- Walmart Supercenter
- Williamstown Farmer's Market

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PROPERTY HIGHLIGHTS

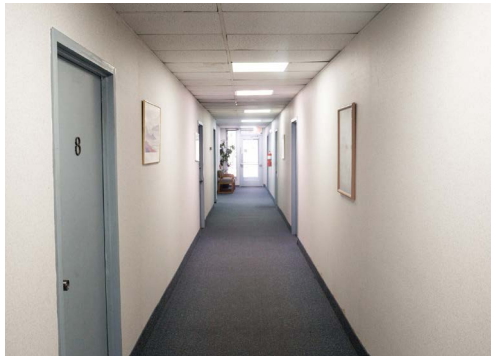
NEW HVAC SYSTEM

PARKING LOT

SIGNAGE

SIGNAGE

INTERIOR



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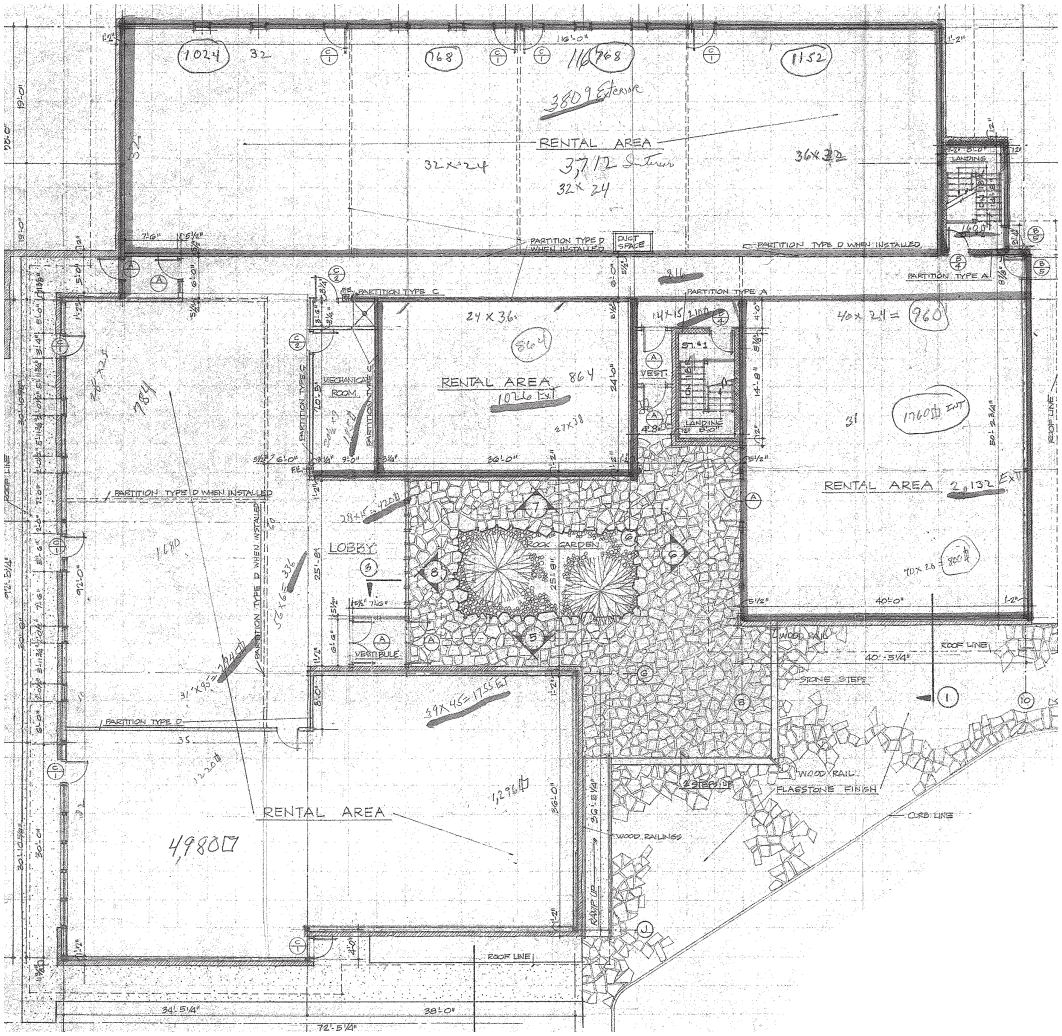
FLOOR PLANS

FIRST FLOOR



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FLOOR PLANS

LOW LEVEL

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