



**FOR
SALE**

**FREE
STANDING**

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

KINGS HWY: 22,885 VPD

TURN-KEY OFFICE FOR SALE

90 KINGS HWY N, CHERRY HILL, NJ 08034



DISCLAIMER

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OFFERING SUMMARY

Price: \$850,000

Building Size: +/- 2,790 SF

Taxes: \$18,625.36/Year

Zoning: O1 - Limited Office Zone

Signage: Ground Mount

Parking: +/- 15 Spaces



PROPERTY HIGHLIGHTS

+ Located in the heart of the Cherry Hill Business District, 90 N Kings Highway is an expertly maintained ±2,790 SF single-story office building for sale. Currently an advising office and formerly a dental office, the property is in turn-key condition for general use and features plumbing infrastructure within the walls, allowing minimal fit-out for medical occupancy.

+ Zoned O1 – Limited Office, the property supports a variety of professional and medical users, including dental and medical offices, physical therapy, childcare centers, and other office use.

+ Situated along Kings Highway North with exposure to approximately 22,000 vehicles per day, the property benefits from strong visibility and business traffic. The site offers excellent connectivity to Route 70, Route 38, I-295, and the New Jersey Turnpike, and is minutes from major retail, dining, and commercial amenities including Cherry Hill Mall, Wegmans, Costco, and Moorestown Mall.

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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	13,807	88,395	254,728
PROJECTED 2030	14,044	90,313	259,856

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	5,931	35,604	98,407
PROJECTED 2030	6,037	36,418	100,474

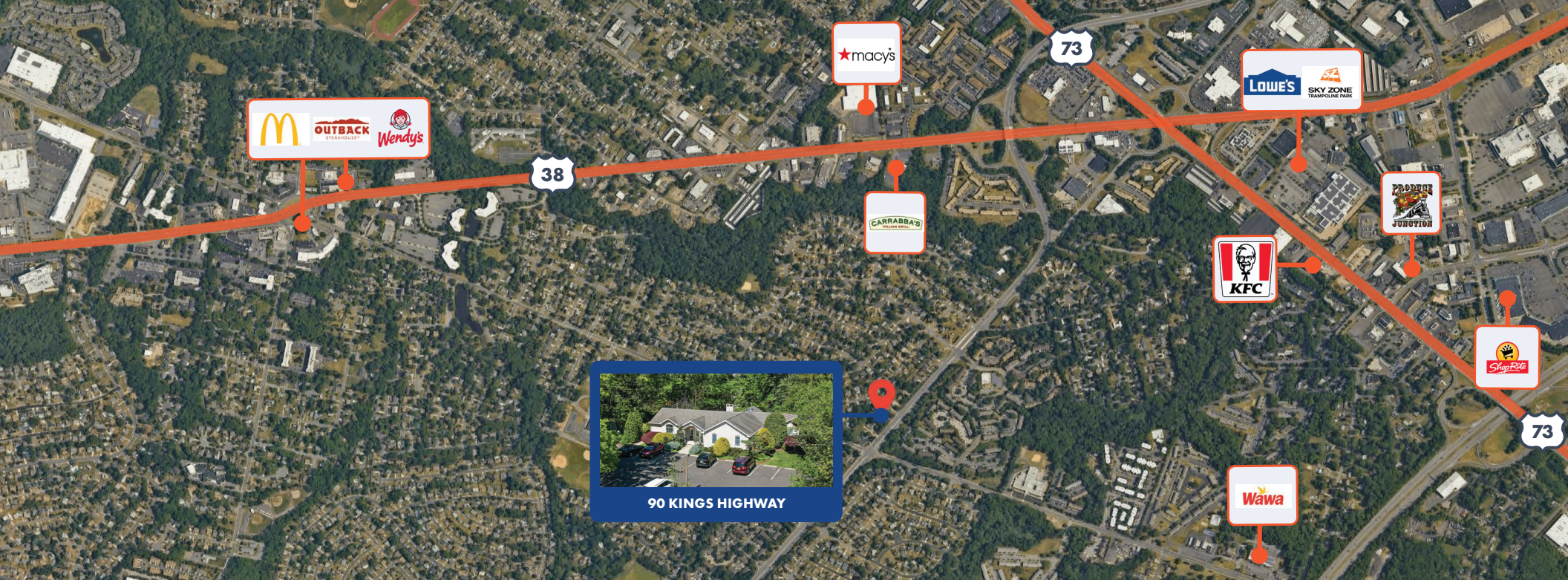
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$118,383	\$127,122	\$135,613
MEDIAN 2030	\$91,141	\$99,075	\$108,167

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NEARBY AMENITIES

DINING

- Applebee's Grill + Bar
- Bagel & Market
- Carrabba's Italian Grill
- CAVA
- Chili's Grill & Bar
- Dave's Hot Chicken
- Jersey Mike's
- McDonald's
- Pat's Select Pizza | Grill
- PJ Whelihan's Pub + Restaurant
- Texas Roadhouse
- The Farm and Fisherman Tavern

RETAIL/GROCERY

- 7-Eleven
- ACME Markets
- ALDI
- BJ's Wholesale
- Cherry Hill Mall
- CVS
- Dollar General
- Enterprise Rent-A-Car
- Lowe's Home Improvement
- Macy's
- Moorestown Mall
- Produce Junction
- SkyZone
- ShopRite
- Target
- TD Bank
- Total Wine & More
- Walmart
- Wawa
- Whole Foods Market
- Walmart

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