

Barclay Farms

RIPCO
RETAIL LEASING

1409 NJ-70, Cherry Hill, NJ

Retail/Pad Sites/Ground Lease Opportunity/Small Office Units



2,209 SF Inline, 2,247 SF Pad Site with Drive-Thru, 2nd Floor Office Suites
Pad Site/Retail/Medical Development/Ground Lease

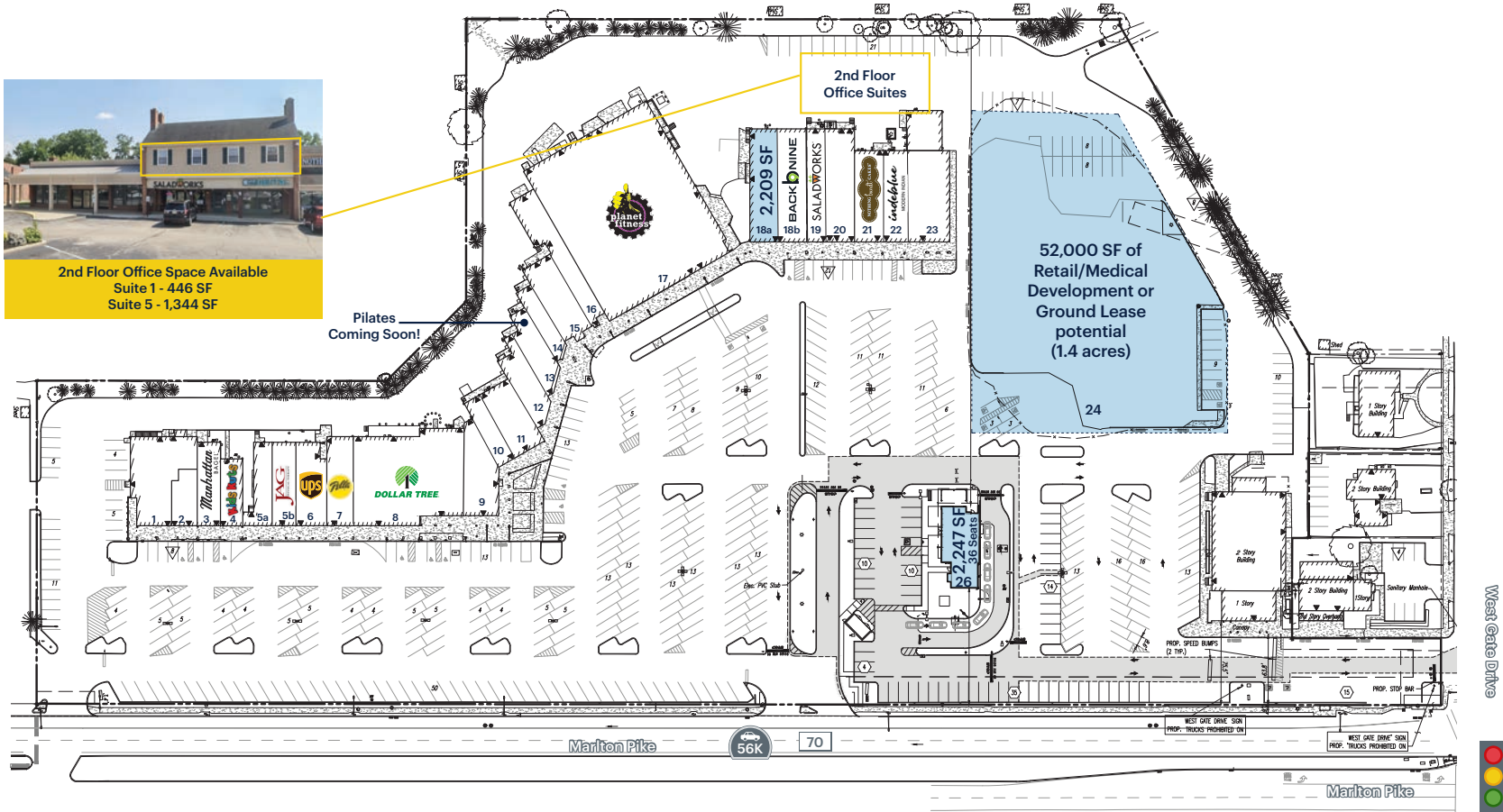
1,200+ Linear Feet of Frontage with 3 Access Points on Route 70

Space Details



Size	Retail Space 18a	2,209 SF
	Pad Site Space 26	Up to 2,247 SF with drive-thru
	Redevelopment Space 24*	±1.4 acres/52,000 SF
	*Will consider a ground lease	
	2nd Floor Offices Suite 1 Suite 5	446 SF 1,344 SF
Rent	Upon request	
NNN	\$9.75 PSF (est.)	
Term	5 years minimum for inline space	
Possession	Immediate	
Signage	Pylon available on NJ-70	
Co-Tenants	Planet Fitness, D&Q, Dollar Tree, Concord Pet Store, Soka Gakkai Intl, Norma Bitar, Nothing Bundt Cakes, Barclay Dental, Cherry Grill, Norma's, Pella, Kids Kuts, Manhattan Bagel, JAG-One PT, The UPS Store, SaladWorks, Ensora Cafe, Cherry Hill Pizza, Pilates (coming soon)	
Comments	Attracts consumers from Philadelphia, Atlantic City, Wilmington, and Trenton Ideal for retail, restaurants, supermarkets, medical offices, or childcare centers Recently completed improvements: facade renovation, new monument signage along NJ-70, improved landscaping, and parking lot upgrades Located in Cherry Hill Business District directly off of NJ-70 with ±56,000 VPD Easy access to Kings Highway, Route 38, NJ Turnpike, and I-295	

Site Plan



Suite	Tenant
1/2	D&Q Ski + Snowboard
3	Manhattan Bagels
4	Kids Kuts
5A	OG Vape
5B	JAG One PT
6	The UPS Store
7	Pella Windows/Doors
8	Dollar Tree

Suite	Tenant	Size
9/10	Norma's & Takeout	
11	Tee 4 Nails	
12	Barclay Cleaners	
13	Pilates	coming soon
14	Ensura Cafe	
15	Cherry Grill	
16	Cherry Hill Pizza	
17	Planet Fitness	

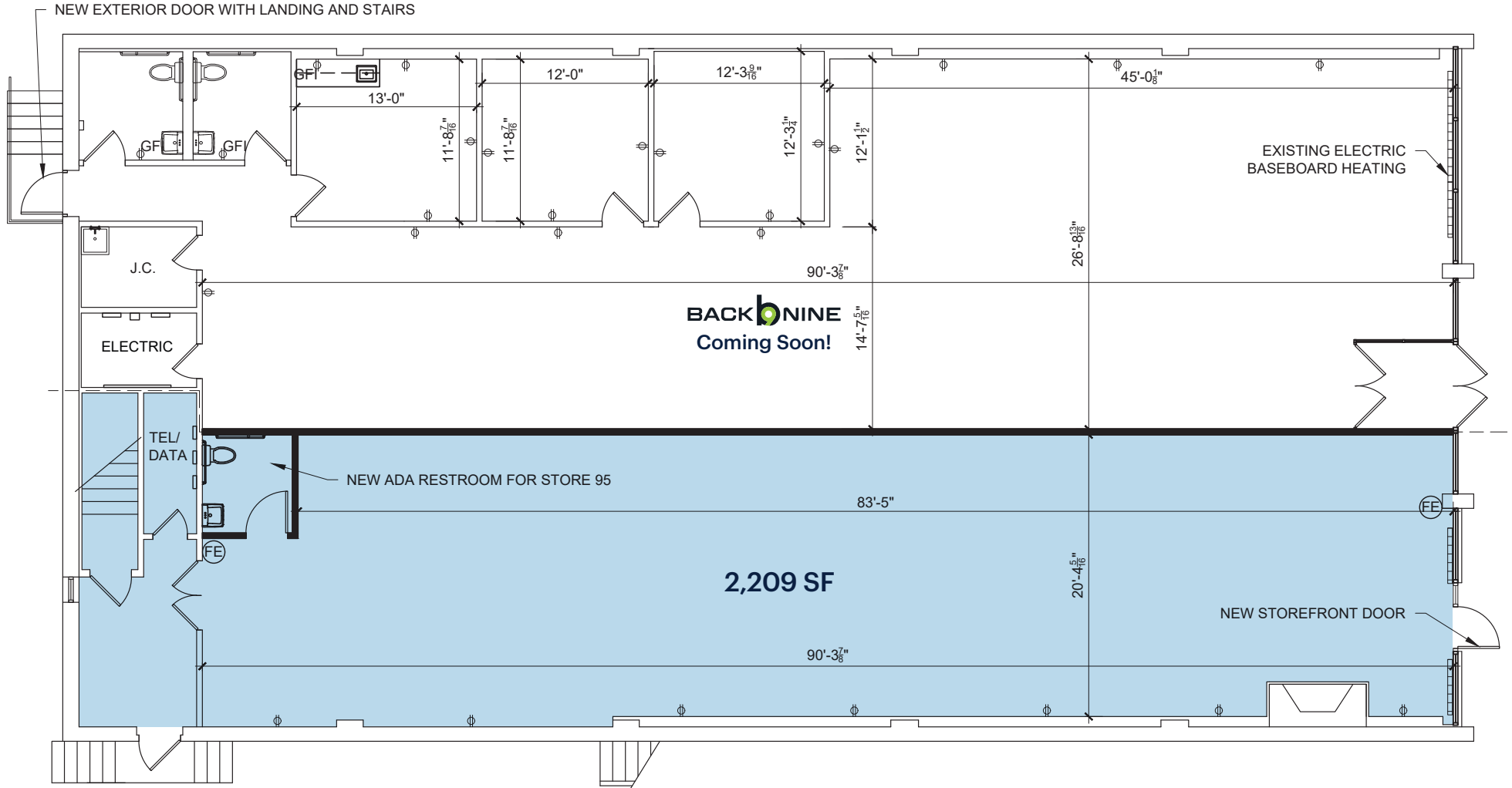
Suite	Tenant	Size
18a	Available	2,209 SF
18b	Back Nine Golf	Coming Soon!
19	Saladworks	
20	Barclay Dental	
1	2nd Floor Office	446 SF
5	2nd Floor Office	1,344 SF
21	Nothing Bundt Cakes	
22	Indeblue Restaurant	

Suite	Tenant
23	Soka Gakkai Intl
24	Retail/Medical/Office Development ±52,000 SF
25	Concord Pet
26	Pad Site with Drive-Thru 2,247 SF

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Floor Plan

Suite 18



Area Retail

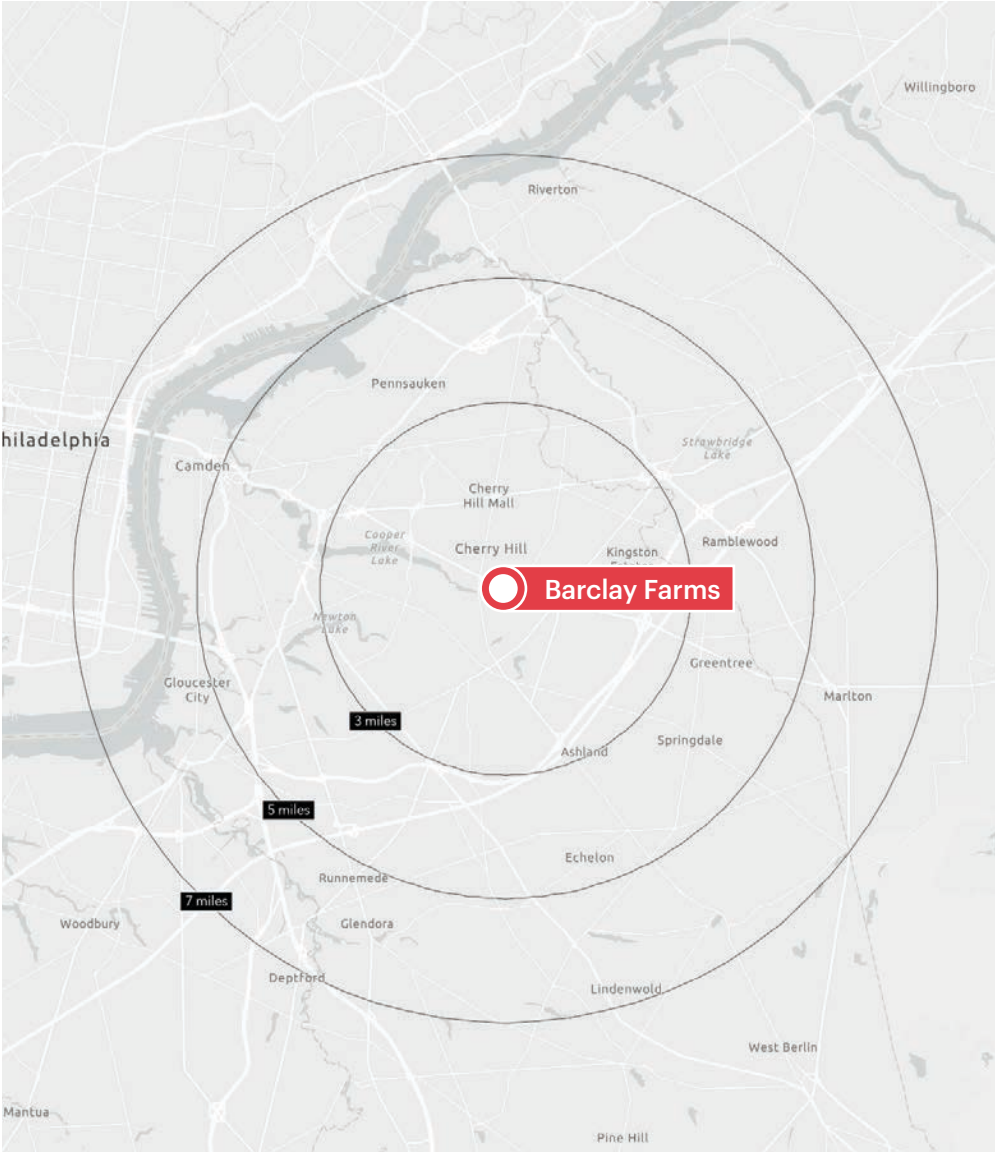


Area Retail



Area Demographics

2025 ESRI Summary Report



1409 NJ-70, Cherry Hill, NJ

	3 miles	5 miles	7 miles
Total Population	95,731	285,299	508,867
Total Households	38,506	115,928	200,120
Average Household Income	\$154,736	\$140,674	\$127,904
Median Household Income	\$113,324	\$104,718	\$93,820
% Population with Bachelors +	57.5%	50.8%	42.7%
Daytime Population	120,032	306,722	524,969
Total Daytime Employees	74,855	171,649	271,637
Total Businesses	5,566	13,497	19,271