

NEWMARK

Trophy Healthcare Redevelopment

Unsurpassed Location & Visibility in the
Heart of Cherry Hill, NJ

1909 Route 70, Cherry Hill, NJ



Proposed Site Plan

- 1

Existing Office Building: 3 Floors (plus basement)- 51,102 Gross Square Feet
- 2

Phase 1 Addition: 3 Floors- 49,147 Gross Square Feet
- 3

Phase 2 Addition: 3 Floors- 45,415 Gross Square Feet
145,664 Total Gross Square Feet
- 4

Structured Parking: 4 Levels- 434 Spaces
- 5

Surface Parking: 200 Spaces
634 Total Parking Spaces
- 6

Main Entrance / Patient Drop-Off
- 7

Campus Vehicular Entrance (from New Jersey Route 70)
- 8

Campus Vehicular Entrance (from Springdale Road)
- 9

WSFS Branch Bank
- 10

Stormwater Retention Basin
- 11

Roof Terrace (Optional)
- 12

Pedestrian Bridge from Parking Structure to Main Entrance (Optional)
- 13

Loading Zone
- 14







Trash and Recycling



Traffic Count



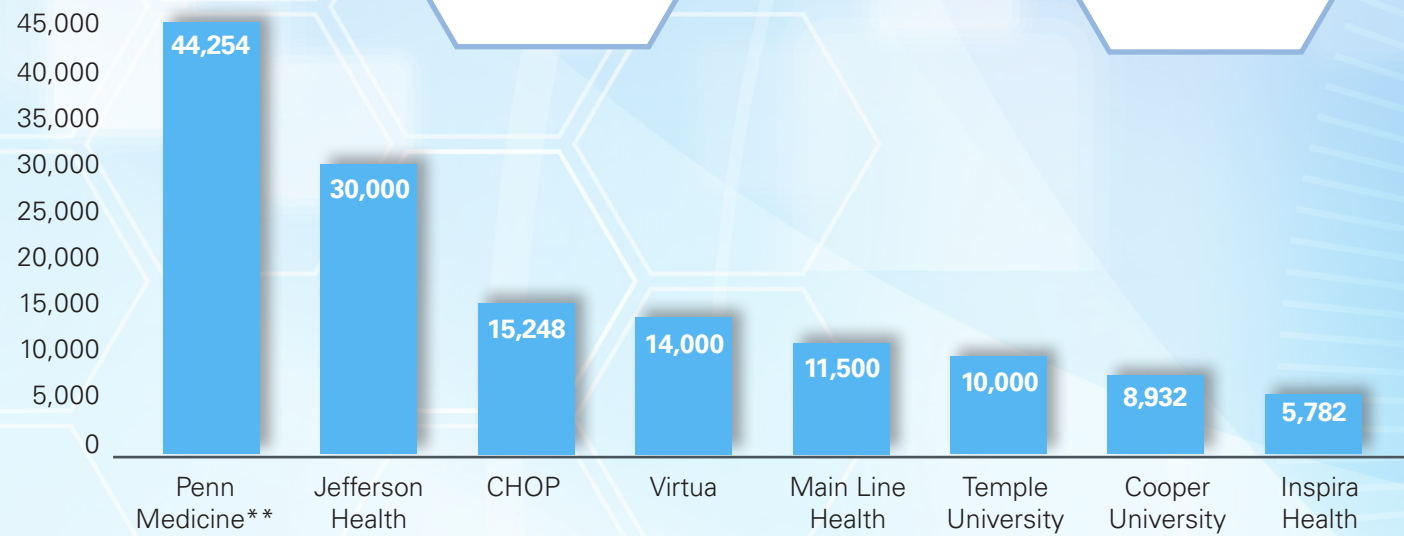
Demographics

			
 Population	7,961	82,420	226,443
 Households	3,170	31,745	89,186
 Average Household Income	\$172,603	\$158,436	\$151,499



Philadelphia Metro Health System Employment

Employee Count



** Includes University of Pennsylvania

All information sourced from ZoomInfo and Company Websites.

1909 Route 70 at the Epicenter of SNJ's Healthcare Providers



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