

For Sale | Investment Opportunity
Multi Tenant Retail
Offering Memorandum

1200 Haddonfield Road

CHERRY HILL, NEW JERSEY



VIEW VIDEO TOUR



Offering Summary

- Recently Redeveloped Site Featuring Additional Adjacent Parking Lot
- Strategic Location in Region's Strongest Retail Zone - The "Golden Triangle"
- At Signalized Intersection Directly Adjacent to Mega Development Garden State Park
- 1/2 Mile from the Cherry Hill Mall
- Exceptional Traffic Counts (69,703 CPD)
- Affluent, Dense Area Demographics
- Proximity to the City of Philadelphia Via Several Area Bridges

1200 Haddonfield Road offers an investor the opportunity to acquire a recently reconstructed retail property that is exceptionally located in population dense and affluent Cherry Hill, NJ and occupied by strong national tenants. An adjacent parking lot, also included in the offering, provides even more strategic value.

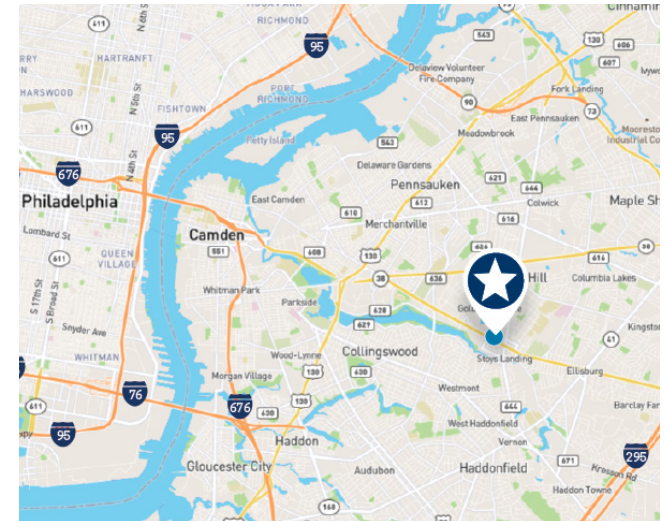
The subject property is a 17,800 SF multi-tenanted building occupied by fast casual restaurant Zoe's Kitchen, Mattress Warehouse, Pho 9 Vietnamese Restaurant and popular attraction Amazing Escape Room.

Adjacent to the subject property is a signalized intersection feeding into a large format retail and lifestyle center known as the Market Place and Towne Place at Garden State Park home to Wegman's, Home Depot, Nordstrom Rack, Cheese-cake Factory and Brio Tuscan Grille. A half mile from the property is the Cherry Hill Mall, the second most profitable

mall along the eastern corridor. Its upscale tenants include Nordstrom's, Capital Grille, Crate & Barrel, Macy's, and The Container Store.

The site itself resides at the confluence of Route 70 (69,703 cars per day) and Haddonfield Road (25,704 cars per day) - two of the legs of this Golden Triangle shopping corridor which bustles with high dollar per square foot sales. These elements all collectively prompt a seemingly endless flow of vehicles surrounding site. Two area bridges also deliver a high volume of shoppers to this district from the City of Philadelphia.

1200 Haddonfield Road is a compelling opportunity to acquire a fully tenanted, prominently located investment in the region's strongest retail zone. We invite you to take a further look at this profitable investment offering for Sale by executing the Confidentiality Agreement.



Vital Data

ADDRESS	1200 Haddonfield Road, Cherry Hill, NJ 08002
BUILDING AREA	17,800 Square Feet
LAND AREA	1.5 Acres
# TENANTS	4
% LEASED	100%
USE	Retail/Office
YEAR BUILT	2015
APN	09-00134-01-00001
ZONING	Highway Business (B-2)
TITLE	Fee Simple
YEAR 1 NOI	\$393,401
PRICE	\$7,000,000
PRICE/SF	\$393 / SF
CAP RATE	6%

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1200 HADDONFIELD ROAD | EXECUTIVE SUMMARY

Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the acquisition of 1200 Haddonfield Road, in Cherry Hill, PA (the "Property") described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/ leasing agent, Colliers or any of their officers, employees, affiliates and/or agents.