

1811 Berlin Road

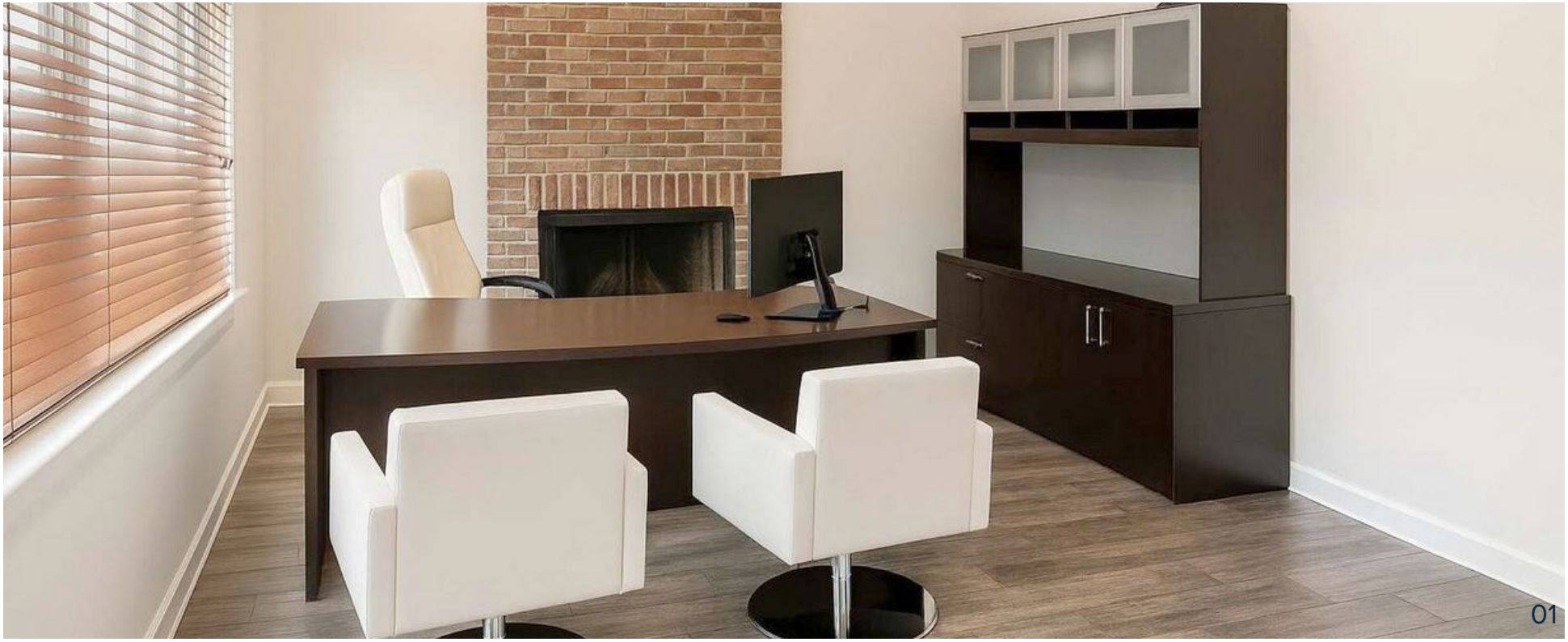
CHERRY HILL, NJ 08003

RD+ ROTHBERG DUBROW

PROPERTY SUMMARY

1811 Berlin Road offers a **2,700 SF professional office** opportunity in Cherry Hill, New Jersey, suited for an **owner-user or investor**. The building features multiple private offices, a conference room and reception area, along with on-site parking and **prominent monument signage** along Berlin Road.

Situated on heavily traveled Berlin Road with approximately **32,403 vehicles per day**, the property provides convenient access to **I-295, the New Jersey Turnpike and Routes 30 and 73**. Center City Philadelphia is approximately 20 minutes away.



AT A GLANCE

SQUARE FOOTAGE
2700

SIGNAGE
Prominent visibility

TOWN
Cherry Hill Township

VEHICLES PER DAY
32,403 along
Berlin Road

PARKING
On-site parking

OFFICE LAYOUT
Private Offices +
Conference Room





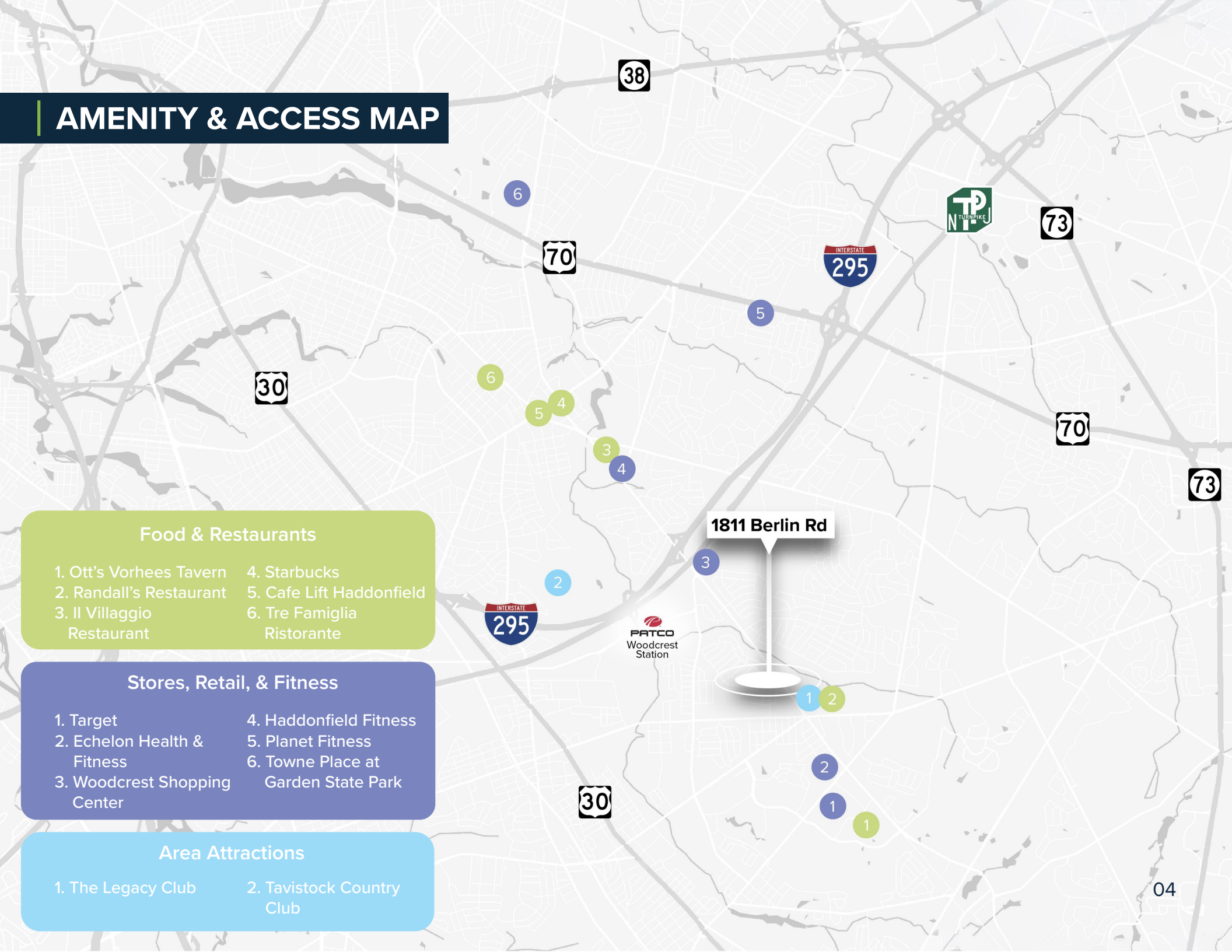
AREA

Located in Camden County, **Cherry Hill Township** is a major commercial and employment center in South Jersey, with a diverse business base spanning healthcare, professional services, retail, finance and other industries. The township is served by an extensive roadway network that includes **I-295, the New Jersey Turnpike, Routes 38 and 70**, with additional connections throughout Camden and Burlington counties.

Cherry Hill also provides regional transit access through **PATCO's Woodcrest Station and the NJ TRANSIT Atlantic City Rail Line**, offering connections to Philadelphia and surrounding South Jersey communities. Retail, office, healthcare and residential uses are distributed throughout the township, including established commercial areas surrounding the Cherry Hill Mall, Route 70 and the I-295 corridor.



AMENITY & ACCESS MAP



Food & Restaurants

1. Ott's Vorhees Tavern
2. Randall's Restaurant
3. Il Villaggio Restaurant
4. Starbucks
5. Cafe Lift Haddonfield
6. Tre Famiglia Ristorante

Stores, Retail, & Fitness

1. Target
2. Echelon Health & Fitness
3. Woodcrest Shopping Center
4. Haddonfield Fitness
5. Planet Fitness
6. Towne Place at Garden State Park

Area Attractions

1. The Legacy Club
2. Tavistock Country Club

RD+



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