

# REAL ESTATE AUCTION

## MAJOR CHERRY HILL RETAIL CENTER

54,000+/- Sq. Ft. Center  
7+/- Acre



## Highlights

- Highway Commercial Zoning allows for Retail, Office, Gas Station, Restaurant...
- 54,000+/- Sq. ft. retail center on 7+/- acres
- 1,019+/- Ft. road frontage & 16 Lanes of Visibility
- Water, Sewer, Gas on-site
- 290+/- parking spaces
- Former super market and retail store
- Major signalized intersection
- Average daily traffic count 67,600+/- vehicles
- 10 Miles to center city Philadelphia
- Close to Routes 41, 73, 295 and NJ Turnpike

The property is ideally situated at the intersection of Route 154 and Route 70 in the heart of one of the nation's best retail markets. Cherry Hill, Mt. Laurel, Haddonfield, and Moorestown are amongst the most desirable suburbs of Philadelphia, known for their affluence and well regarded as strong family oriented communities.

**AUCTION DATE:**  
Wednesday, July 20<sup>th</sup> 1 PM

**PROPERTY PREVIEWS**  
Thursday, July 7<sup>th</sup> 12 – 2 PM  
Wednesday, July 13<sup>th</sup> 12 – 2 PM





# REAL ESTATE AUCTION

JULY 20<sup>th</sup>, 2011 1 PM  
1 Brace Road, Cherry Hill, NJ 08034

## PROPERTY PREVIEWS

Thursday, July 7<sup>th</sup> 12-2 PM  
Wednesday, July 13<sup>th</sup> 12-2 PM

### Terms and conditions

**Registration:** By fax and at open houses July 7 and July 13, 12-2 PM and auction day beginning at noon.

**Date and Place of Auction:** July 20, 2011 @ 1 PM  
1 Brace Road, Cherry Hill, NJ 08034

**Terms of Sale:** A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$20,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit.

### NO EXCEPTIONS PLEASE!

**A 10% Buyer's Premium** will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.



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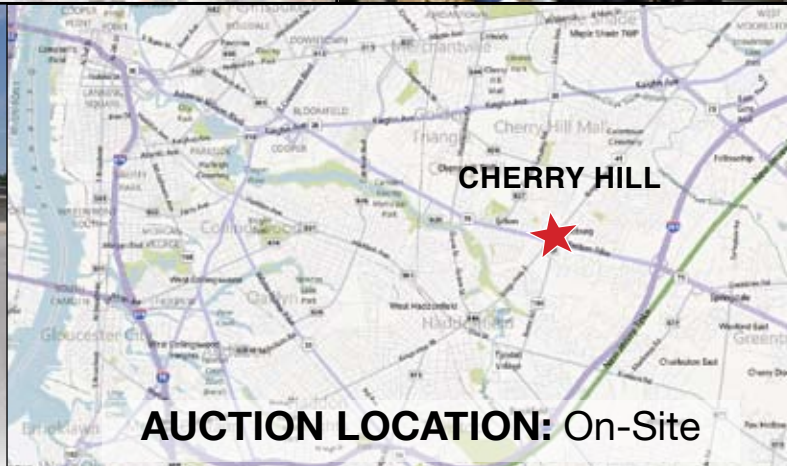
A licensed NJ Real Estate Broker



## 54,000+/- SQ. FT. RETAIL CENTER ON 7+/- ACRES



290+/- PARKING SPACES



**AUCTION LOCATION: On-Site**

### HOW TO BUY AT AUCTION:

- 1) Go online at [www.maxspann.com](http://www.maxspann.com) and sign up for a Property Information Package.
- 2) Preview the Property at the Open House.
- 3) Attend the Auction and Bid Your Price.

**888-299-1438**  
**[www.maxspann.com](http://www.maxspann.com)**

### DIRECTIONS TO PROPERTY: 1 Brace Road, Cherry Hill, NJ 08034

**From Route NJ Turnpike South:** Take I-95 South.

Take exit 4 toward NJ-73 N/Rte 73 S N. Keep right at the fork, follow signs for NJ-73 and merge onto NJ-73 N/Rte 73 S N. Exit onto NJ-38 W toward NJ-41/B Franklin Bridge/Haddonfield. Merge onto NJ-41 S/Kings Hwy via the ramp to Haddonfield Continue to follow NJ-41 S. Make a U-turn at NJ-41 N. Destination will be on the right.