

FOR SALE

**CINNAMINSON MEDICAL
& SURGICAL CENTER**

1701 WYNWOOD DR, CINNAMINSON, NJ 08077



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CINNAMINSON MEDICAL & SURGICAL CENTER



SALE PRICE
\$1,397,000



IN-PLACE NOI
\$95,726



IN-PLACE CAP RATE
6.85%



PARKING SPACES
41



YEAR BUILT/REN
1960/2025

INVESTMENT HIGHLIGHTS

- The subject property is strategically located just off highly trafficked Burlington Pike, one of the region's busiest commercial corridors with 66,000+ vehicles per day, providing high visibility and strong traffic counts.
- Exceptional opportunity to add value through the lease-up or owner occupancy of approximately 1,940 SF of fully renovated medical space, delivered in turnkey condition and ready for immediate occupancy.
- Current tenants have recently invested in substantial renovations to their spaces, demonstrating a long-term commitment to the location.
- Extremely affluent area with a median household income of \$130,000 within a 1-mile radius and \$102,000 within a 3-mile radius.
- Nearby national retailers include Starbucks (approximately 100 feet away), Sam's Club, Walmart, Chick-fil-A, Chipotle, Wawa, and others.
- The property is located directly next to The Riverton Country Club and Cinnaminson High School.
- An additional \pm 700 SF of recently renovated medical space is available for lease in the lower level. The unit includes a reception area, two medical exam rooms, and two restrooms.



ADDITIONAL PHOTOS

TENANT INFORMATION – RENT ROLL AS OF 2025

SUITE	TENANT	SF	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	LEASE TYPE/NOTES
1	Max Surgical Specialty	1,300	4/4/2025	3/31/2030	\$3,085.72	\$37,028.64	5-year lease + 5-year option; 2% annual rent increases
2	Eye Care Physicians & Surgeons of NJ	2,936	-	Month-to-Month	\$6,226.59	\$74,743.08	Month-to-month; tenant invested approximately \$90,000 in renovations
3	Cinnaminson Podiatry Group	1,225	5/22/2025	5/22/2030	\$2,034.00	\$24,408.00	5-year lease + 5-year option; 3% annual rent increases
4	Vacant	1,940	-	-	-	-	Prior rent \$3,973.77/month; approximately \$30,000 landlord renovations completed in 2021
TOTALS					\$11,346.31	\$136,179.72	



EYE CARE
*Physicians & Surgeons
of New Jersey*



TENANT INFORMATION

EXECUTIVE SUMMARY

PROPERTY TYPE	Medical Office
YEAR BUILT	1960
SIZE	±8,101 SF GLA (Per Ownership)
CURRENT OCCUPANCY	67.41% (As of 2025 Financials)
IN-PLACE NOI	\$95,726
CURRENT CAP RATE	6.85%
PRO FORMA OCCUPANCY	100%
PRO FORMA NOI	\$162,090
PRO FORMA CAP RATE	11.60%

For the Year Ending		2025
Rental Revenue		PSF
Base Rent	136,180	16.81
Total Rental Revenue	136,180	16.81
CAM Reimburse (Per Ownership)	8,247	1.02
Total Other Income	8,247	1.02
Effective Gross Revenue	144,427	17.83
Operating Expenses		
Property Taxes	31,001	3.83
Waste Removal	5,760	0.71
NJ American Water	1,440	0.18
Landscaping	3,780	0.47
Alarm Services	960	0.12
Sewer	872	0.11
Insurance	4,888	0.60
Total Operating Expenses	48,701	6.01
Net Operating Income	95,726	11.82

Pro Forma		
Rental Revenue		PSF
Base Rent	202,543	25.00
Total Rental Revenue	202,543	25.00
CAM Reimburse (Per Ownership)	8,247	1.02
Total Other Income	8,247	1.02
Effective Gross Revenue	210,790	26.02
Operating Expenses		
Property Taxes	31,001	3.83
Waste Removal	5,760	0.71
NJ American Water	1,440	0.18
Landscaping	3,780	0.47
Alarm Services	960	0.12
Sewer	872	0.11
Insurance	4,888	0.60
Total Operating Expenses	48,701	6.01
Net Operating Income	162,090	20.01

PRO FORMA RENT ROLL WITH **VACANT SPACE LEASED**

Suite	Tenant Name Rent Change & Options	Lease Type	Suite Size (SF)	Rent Step Date	Monthly Rent	Annual Rent	Annual Rent/SF	Lease Start	Lease End
1	Max Surgical Specialty	Net	1,300	Current Term	\$3,147	\$37,769	\$29.05	4/4/2025	3/31/2030
				4/1/2027	\$3,210	\$38,520	\$29.63		
				4/1/2028	\$3,275	\$39,295	\$30.23		
				4/1/2029	\$3,340	\$40,081	\$30.83		
2	Eye Care Physicians & Surgeons of NJ	Net	2,936	Current Term	\$6,229	\$74,743	\$25.46	-	MTM
3	Cinnaminson Podiatry Group	Gross	1,225	Current Term	\$2,095	\$25,140	\$20.52	5/22/2025	5/22/2030
				5/22/2027	\$2,158	\$25,896			
				5/22/2028	\$2,223	\$26,676			
				5/22/2029	\$2,289	\$27,468			
4	New Tenant	Gross	1,940	Current Term	\$3,974	\$47,685	\$24.58	4/1/2026	3/31/2031
5	New Tenant	Gross	700	Current Term	\$1,434	\$17,206	\$24.58	4/1/2026	3/31/2031
Total Building Area			8,101						
Occupied (SF)			8,101		\$16,879	\$202,543	\$25.00		
Vacant (SF)			0						
Occupancy (%)			100.00%						
Vacancy (%)			0.00%						

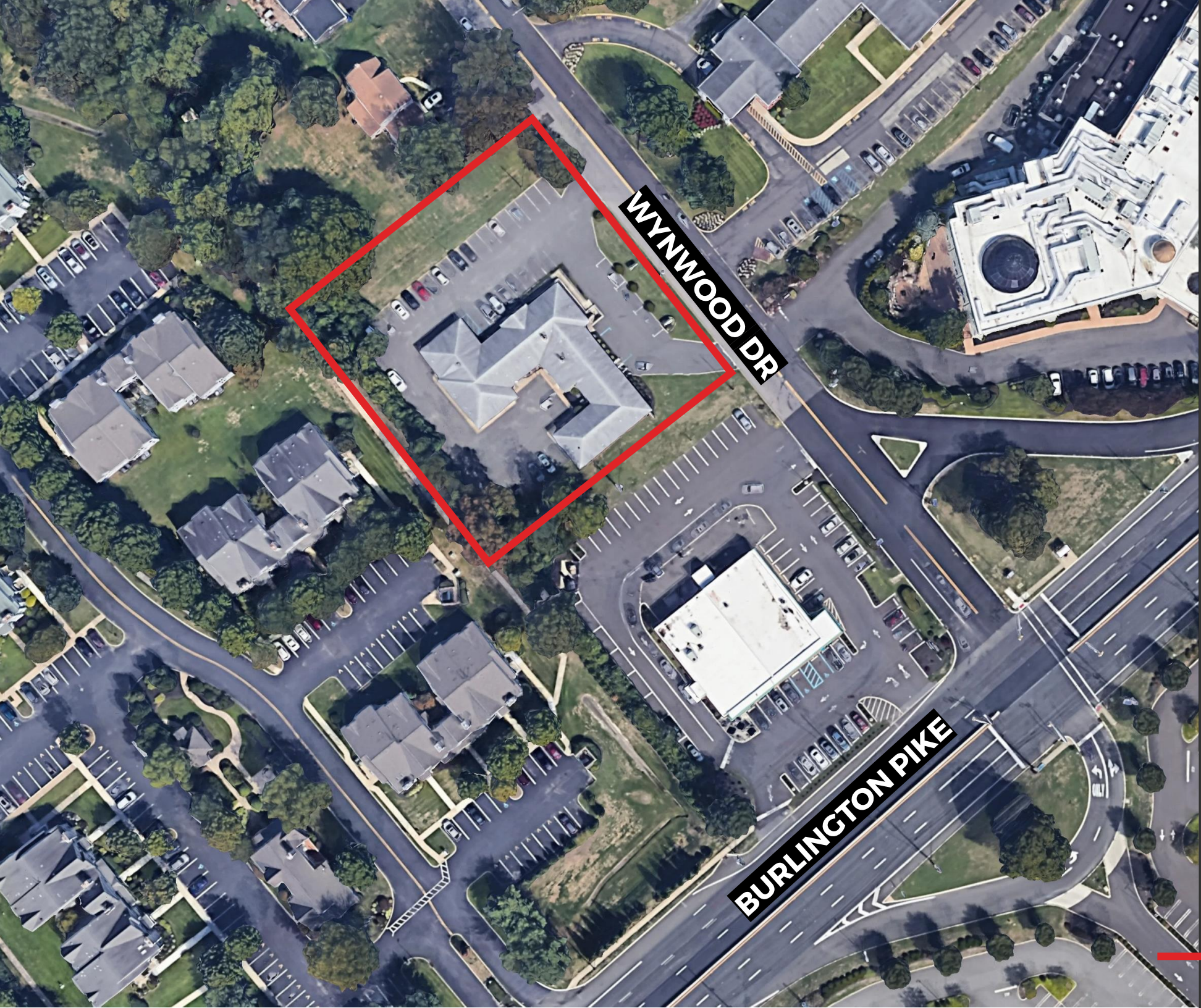
FINANCIALS

Income	Year 1		Year 2	
Rental Revenue		PSF		PSF
Base Rent	136,180	16.81	202,543	25.00
Total Rental Revenue	136,180	16.81	202,543	25.00
CAM Reimburse	8,247	1.02	8,247	1.02
Total Other Income	8,247	1.02	8,247	1.02
Effective Gross Revenue	144,427	17.83	210,790	26.02
Operating Expenses				
Property Taxes	31,001	3.83	31,001	3.83
Waste Removal	5,760	0.71	5,760	0.71
NJ American Water	1,440	0.18	1,440	0.18
Landscaping	3,780	0.47	3,780	0.47
Alarm Services	960	0.12	960	0.12
Sewer	872	0.11	872	0.11
Insurance	4,488	0.55	4,488	0.55
Total Operating Expenses	48,701	6.01	48,701	6.01
Net Operating Income	95,726	11.47	162,090	20.01
Occupancy	67.41%		100.00%	



INTERIOR PHOTOS





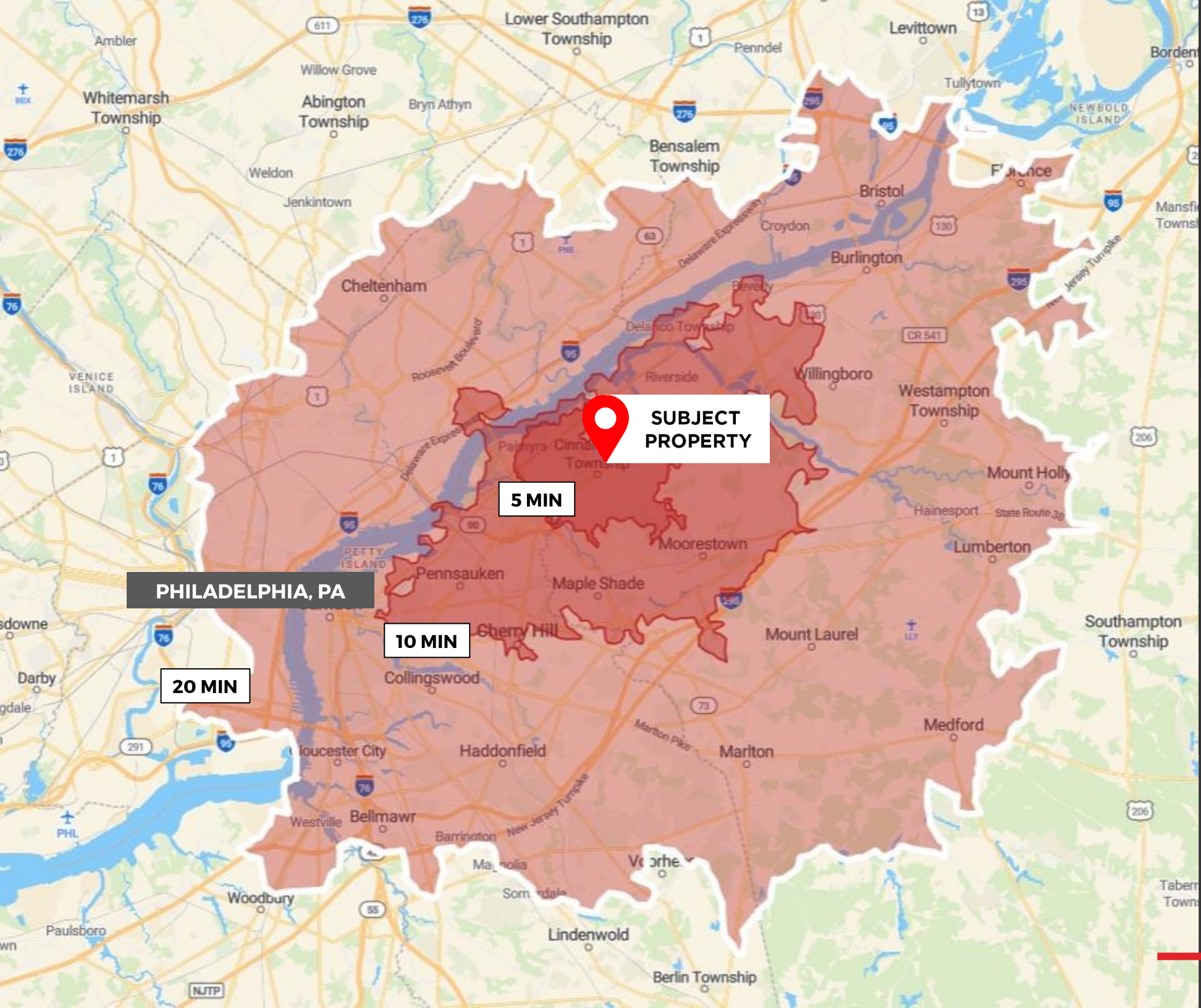
WYNWOOD DR

BURLINGTON PIKE

PARCEL OUTLINE

NEARBY AMENITIES





**SUBJECT
PROPERTY**

5 MIN

10 MIN

20 MIN

PHILADELPHIA, PA



CINNAMINSON TOWNSHIP



Cinnaminson is a well-established suburban community in Burlington County known for its strong residential base, stable demographics, and convenient access to major employment centers throughout Southern New Jersey and the greater Philadelphia region. Located just minutes from Philadelphia, the township benefits from a strategic position along key transportation routes including U.S. Route 130 and nearby access to Interstate 95 and the Benjamin Franklin Bridge. This connectivity allows businesses and healthcare providers to serve both the local population and the broader regional market with ease.

The area is characterized by an affluent and growing suburban population, supported by quality schools, established neighborhoods, and strong retail amenities. National retailers, dining options, and everyday services are concentrated along Route 130 and surrounding commercial corridors, creating consistent traffic and strong visibility for professional and medical users. Proximity to healthcare systems, residential communities, and local institutions such as Cinnaminson Township Public Schools further reinforces the township as a central hub for daily activity within the surrounding communities. This combination of accessibility, demographic stability, and established commercial infrastructure continues to support sustained demand for professional and healthcare-oriented space in the area.

CINNAMINSON, NEW JERSEY	1 MILE	3 MILES	5 MILES
EST POPULATION (2025)	8,022	65,125	310,575
EST HOUSEHOLDS (2025)	2,966	23,434	116,220
EST AVERAGE HH INCOME (2025)	\$148,765	\$147,388	\$111,507

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



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Marc began his career as an accountant for Grant Millman & Johnson PC, working with real estate manufacturing companies, and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an accomplished Investment Sales Associate at Friedman Real Estate, bringing nearly a decade of specialized experience in commercial real estate. Recognized as a leading U.S. broker in the automotive commercial real estate sector, he represents a diverse client base that includes corporate entities, family offices, and private investors across the country.

Through his extensive industry experience and strategic networking, Marc has assembled a dedicated team at Friedman that leverages advanced technology, strong relationships, and comprehensive market insight to deliver tailored advisory services. His commitment to excellence and results-driven approach make him a trusted partner in navigating complex real estate transactions nationwide.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



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