

INVESTMENT OPPORTUNITY

2 N Black Horse Pike | Bellmawr, NJ 08031 | Camden County



CORPORATE GUARANTEE | 15 YEAR LEASE



CAP RATE: 4.5% | NOI: \$120,000 | PRICE: \$2,696,629



INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

FOR SALE
±2,325 SF BUILDING

PROPERTY FEATURES

- ±2,325 SF Chipotle Retail Building built in 2021
- Corporate Guarantee: Fortune 500 Company
- 15 Year Lease - Rent commenced 11/17/2021
- Property is located between I-295 and the NJ Turnpike at the signalized intersection of Black Horse Pike and Browning Road
- Cross access easement with parking with Club Diner
- Strong Traffic Counts:
26,000 VPD on Black Horse Pike
14,000 VPD on W Browning Road
- Surrounding retailers include Aldi, Wawa, Dunkin', Royal Farms, Wendy's, Burger King, McDonald's, Dollar Tree & more.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,553	111,665	271,468
AVERAGE HHI	\$74,811	\$86,609	\$83,700
TOTAL HOUSEHOLDS	5,143	46,446	11,096

FOR MORE INFORMATION:

DANIEL P. SILVESTRI

Phone: 856.439.9200

Email: dsilvestri@ic-re.com

SITE OVERVIEW PHOTO: 2 N BLACK HORSE PIKE | BELLMAWR, NJ 08031



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TENANT PROFILE: 2 N BLACK HORSE PIKE | BELLMAWR, NJ 08031



LOCATIONS: 2,765+ | **HEADQUARTERS:** Newport Beach, CA

Chipotle Mexican Grill “Chipotle” is an American restaurant chain that was founded in 1993 and is currently headquartered in Newport Beach, CA. Chipotle is one of the world’s most favored fast-casual restaurant chains and is consistently voted America’s favorite fast-casual Mexican restaurant with average unit sales of \$2.8 million (2022). Chipotle is also one of Wall Street’s most favored stocks (NYSE: CMG) and has returned 6X since 2018.

Chipotle has made strong investments in technology, delivery, drive-thru and curb-side service. Chipotle’s app and the new Chipotlane drive-thru concept have accelerated the growth of digital sales which now make up nearly 50% of Chipotle’s total revenue. Chipotle operates over 2,765 restaurants in over 1,350 Cities around the world and has plans to continue its aggressive store growth.



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