

ENTERPRISE RENT-A-CAR | 198 S ROUTE 73, BERLIN NJ 08009

EXECUTIVE SUMMARY

Century 21 Reilly Realtors is please to exclusively offer for sale the opportunity to purchase an investment property occupied by Enterprise Rent-A-Car. The offering consists of a 1,707 SF freestanding building on a 0.55 AC lot. There are 3.5 years remaining on with lease with options to extend and rental increases every 5 years.

The Property benefits from its position in the market, and visibility as it is situated directly along major roadway Route 73 in Berlin, NJ. Surrounding retailers include national tenants such as Wawa, Maaco Auto Body Shop, and Advanced Auto Parts. Local tenants are also within the immediate area in shopping centers and strip centers.



INVESTMENT HIGHLIGHTS

- Long operating history at this location
- Rental increase every 5 years
- Located at signalized intersection with full access to Route 73
- Over 35,000 VPD pass the site while traveling on Route 73



DEMOGRAPHIC OVERVIEW (5 MILE RADIUS)



Population
128,162



Average HHI
\$87,746



Households
49,947

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LOCATION OVERVIEW

The Subject Property is located along major roadway Route 73 in Berlin, NJ. Surrounding retailers along Route 73 include Wawa, Maaco Auto Body Shop, and Advanced Auto Parts.

Berlin, NJ is a borough in Camden County, one of the state's most populous counties. The area is in the southwestern region of the state and borders Philadelphia, thriving off its close proximity to the city.

Highlights of Berlin, Camden County, NJ

- Philadelphia International Airport - 23 Miles
- Atlantic City International Airport - 35 Miles
- Trenton-Mercer Airport - 43 Miles
- NJ Transit - Rail & Bus
 - Atlantic City Line
 - River Line
- PATCO Speedline

Major Roadways



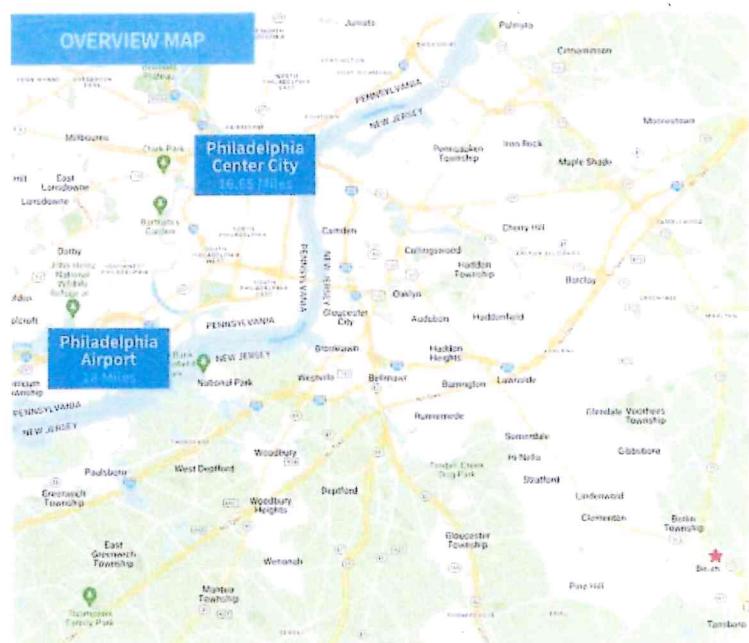
County Road 534, County Road 536 & County Road 537

Largest Employers in Camden County, NJ



DEMOGRAPHICS

2024	1-MILE	3-MILE	5-MILE
Estimated Population (Projected 2029)	5,381 (5,485)	39,090 (39,317)	114,029 (114,046)
Estimated Average HH Income	\$90,343	\$95,716	\$87,746



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TENANT OVERVIEW

Enterprise Rent-A-Car is the largest car rental brand in the US according to 2025 reports. Enterprise is the flagship brand of parent company, Enterprise Holdings, operator of other car rental agencies including Alamo Rent a Car and National Car Rental. Enterprise has both freestanding "home city" locations and airport based rental stations. Enterprise Holdings and affiliate brands currently manage more than 2.3 million vehicles and employ over 90,000 people worldwide.

In addition to car rentals, Enterprise also markets other transportation services such as commercial fleet management, used car sales, and commercial truck rental operations.

COMPANY INFORMATION



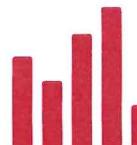
ENTERPRISE HOLDINGS

Private Company: #1 Largest Car Rental Company Nationwide
Alamo Rent a Car, Enterprise Rent-A-Car, & National Car Rental



Clayton, MO

Headquarters



1st

Largest Rental Brand in the US



Over 9,000

"Home City" Locations



230

"Airport" Locations



<https://www.enterprise.com>



2.3 M

Vehicles Managed (2023)

ENTERPRISE RENT-A-CAR | 198 S ROUTE 73, BERLIN NJ 08009**PRICING SUMMARY**

\$	Cap Rate	NOI
	6.5%	38,937.60

PROPERTY SUMMARY

ADDRESS	198 S Route 73, Berlin NJ 08009
TENANT	Enterprise Rent-A-Car
BUILDING SIZE	1,707 SF
LOT SIZE	0.55 AC
BLOCK LOT	00017 01110
ZONING	C-3 Highway Commercial
TYPE OF OWNERSHIP	Fee Simple

CURRENT TERM - RENT SCHEDULE

TERM	START	EXPIRATION	ANNUAL RENT	MONTHLY RENT
Current	10/1/2024	09/30/2029	\$38,938	\$3,244
Optional Renewal	10/1/2029	09/30/2034	\$40,495	\$3,374

LEASE INFORMATION

GUARANTY	Enterprise Leasing Company of Philadelphia, LLC
LEASE TERM	5 Years (60 months)
RENT COMMENCEMENT	October 2024
LEASE EXPIRATION	September 2029
OPTIONS & RENTAL INCREASES	4% increase after 5 years
LANDLORD MAINTENANCE	Roof, roof drains, structural portions of the building (including floor slab and bearing walls and foundations), electrical, and plumbing.
TENANT MAINTENANCE	Interior and exterior (including wall coverings, flooring), exterior signage, canopies and other trade dress, and any improvements made by Tenant as part of this agreement.
TAXES, UTILITIES, INSURANCE	Tenant

EARLY TERMINATION

Tenant may terminate at any point with 3 month's notice to Landlord and payment of 6 month's rent

MARKET AERIAL

ENTERPRISE RENT-A-CAR | 198 State Highway S, Route 73, Berlin, NJ 08009

Cedar Hill SC



7-ELEVEN



BIG KAHUNA

Wawa

Diggerland USA

Walmart IHOP



Berlin Township Municipal Hall

Wawa

SITE

TD Bank



Coopers Plaza

KOHL'S Marshalls
DOLLAR TREE Party City
Raymour & Flanigan
FURNITURE | MATTRESSES
Citizens verizon

Wendy's



Pep Boys



Berlin Circle Plaza

ShopRite Home Depot Marshalls
Burlington GameStop
HAIR CUTTERY

DOLLAR TREE

AutoZone

Berlin Farmer's Market

CVS
pharmacy

ROYAL FARMS



DOLLAR
GENERAL

ENTERPRISE RENT-A-CAR

198 State Highway S

Route 73

Berlin, NJ

08009

31,163 ADT

73

30,761 ADT

73

29,021 ADT

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SITE AERIAL

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EQUITY RETAIL BROKERS



Signalized
Intersection

Route 13

29,021 ADT



SITE

E Tauanton Ave

EQUITY RETAIL BROKERS

Enterprise

Oak Ave

EQUITY RETAIL BROKERS



