

528 Station Avenue – Flagship Restaurant Opportunity

Haddon Heights, NJ

Historic Bank Redevelopment | Liquor License Potential | 9,700+ Total SF



An extraordinary opportunity to anchor the next chapter of Station Avenue.

528 Station Avenue is a fully redeveloped historic bank building offering approximately **6,200 square feet above grade** plus an additional **3,500 square foot basement**, ideal for prep kitchen, private dining, wine storage, event space, or lounge conversion.

The property is being completely modernized during construction with:

- All new electric
- All new plumbing
- All new mechanical systems
- High-efficiency infrastructure
- Commercial-grade capacity for restaurant buildout

Soaring 30-foot ceilings create dramatic dining volume rarely available in South Jersey. The building's architecture lends itself perfectly to a signature steakhouse, upscale Italian concept, chef-driven American, or multi-level dining experience.

A **liquor license** potential with this offering, creating immediate operational value and eliminating one of the region's largest entry barriers. Discuss with Sean for more details!

The 3,500 SF basement provides flexible expansion potential — ideal for:

- Banquet / private event space
- Wine cellar
- Bourbon lounge
- Prep and commissary kitchen
- Storage and back-of-house support

Located in the heart of Haddon Heights' Station Avenue corridor, the property benefits from strong surrounding demographics, walkability, and proximity to Collingswood, Haddonfield, Barrington, and Cherry Hill.

Ownership is seeking a flagship operator to customize the final layout during construction.

Now accepting qualified inquiries and letters of intent. Contact Sean 856.889.6476

PROPERTY OVERVIEW - 9,700 SF Total (6,200 SF above grade + 3,500 SF basement)

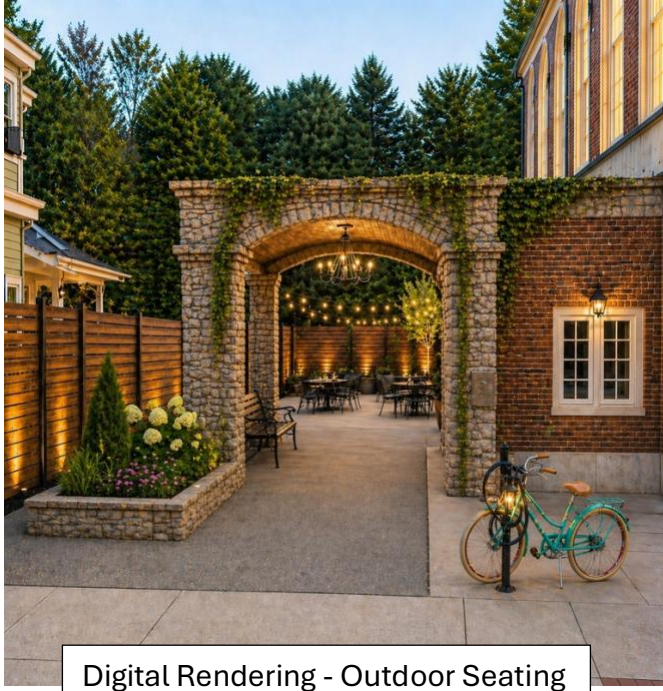
- Fully renovated with new MEP systems - Ideal for high-end restaurant / steakhouse concept

LEASE DETAILS - \$12,500/month NNN (\$150,000 annually)

- \$24.20/SF above grade - ~\$6-\$8/SF basement equivalent

SALE DETAILS - \$2,200,000 Completed Shell Condition OR \$1,625,000 AS-IS

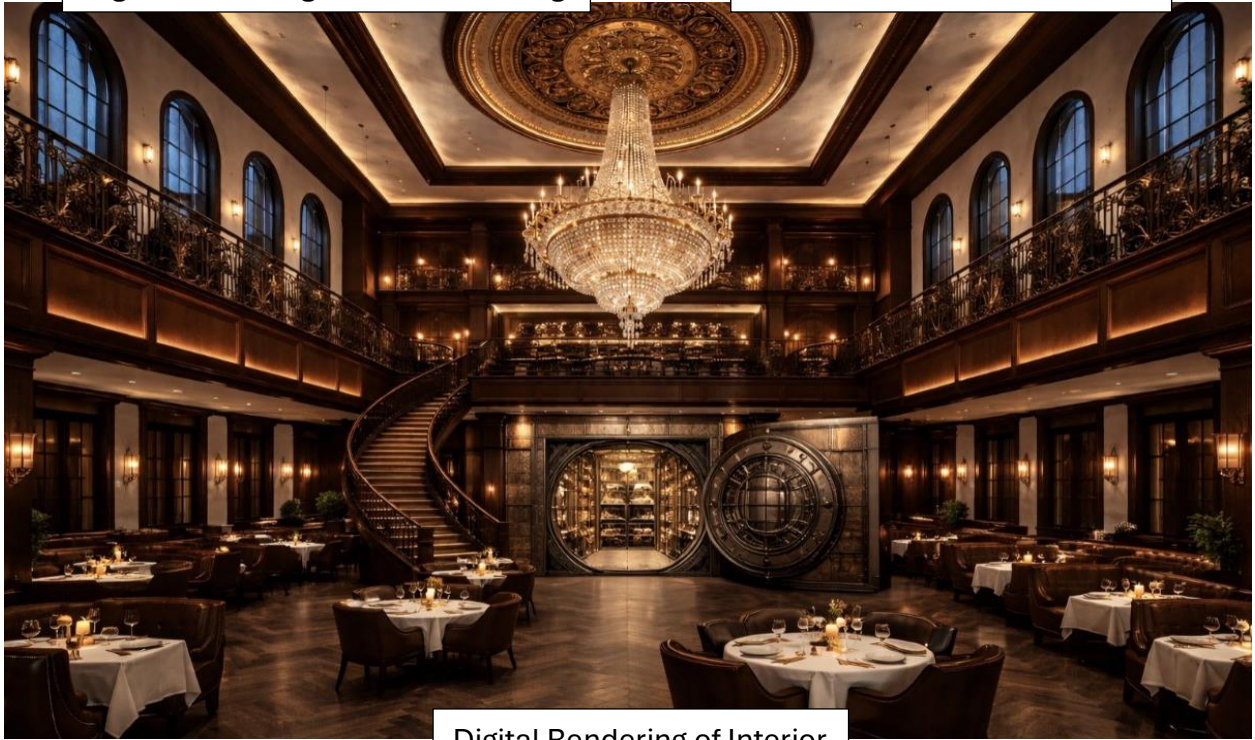
- \$355/SF above grade | \$227/SF total
- ~6.8% cap rate
- LIQUOR LICENSE POTENTIAL - Value: \$300K-\$750k+
- Significant barrier-to-entry advantage
- OUTDOOR DINING POTENTIAL- Dedicated outdoor seating area with landscaped entry - String lighting + garden-style experience - Ideal for seasonal dining, events, and overflow capacity.



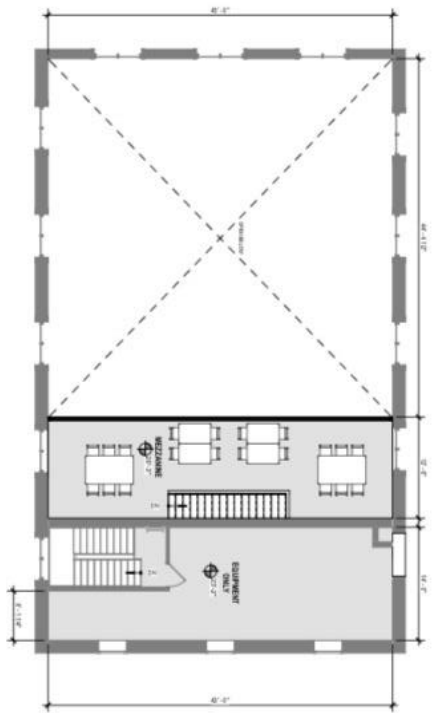
Digital Rendering - Outdoor Seating



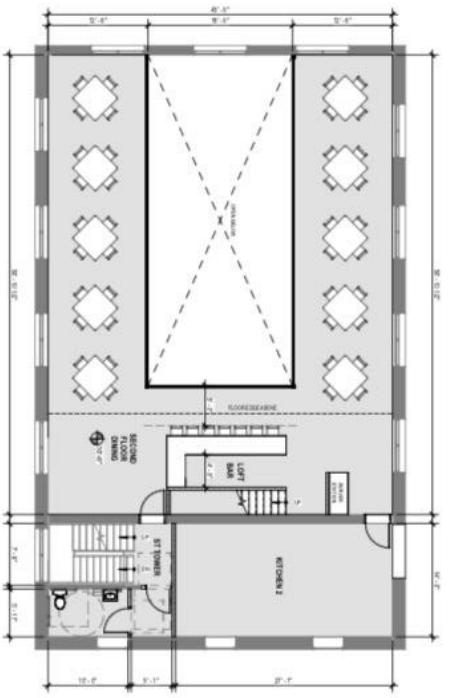
Interior - Current Condition



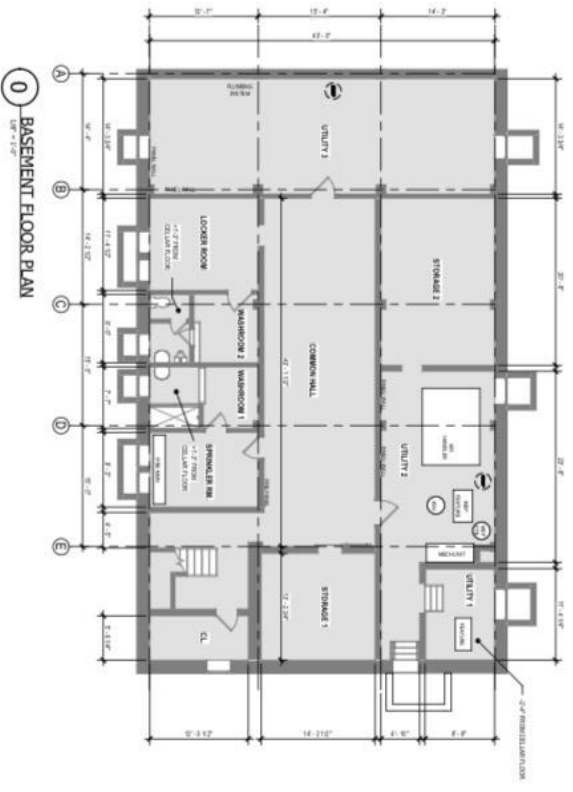
Digital Rendering of Interior



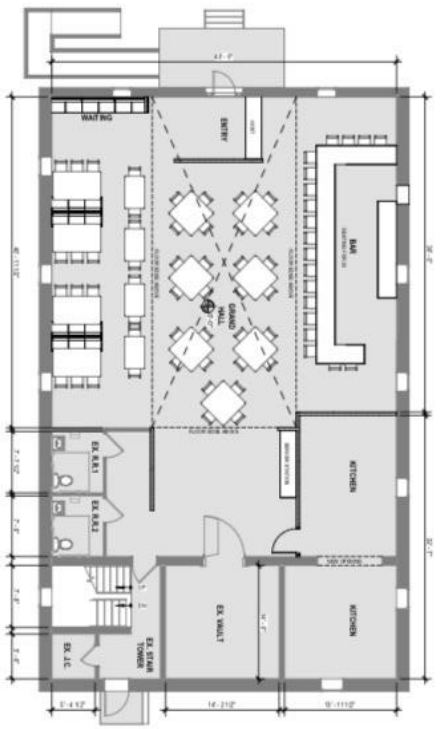
3 MEZZANINE & THIRD FLOOR PLAN
 Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"



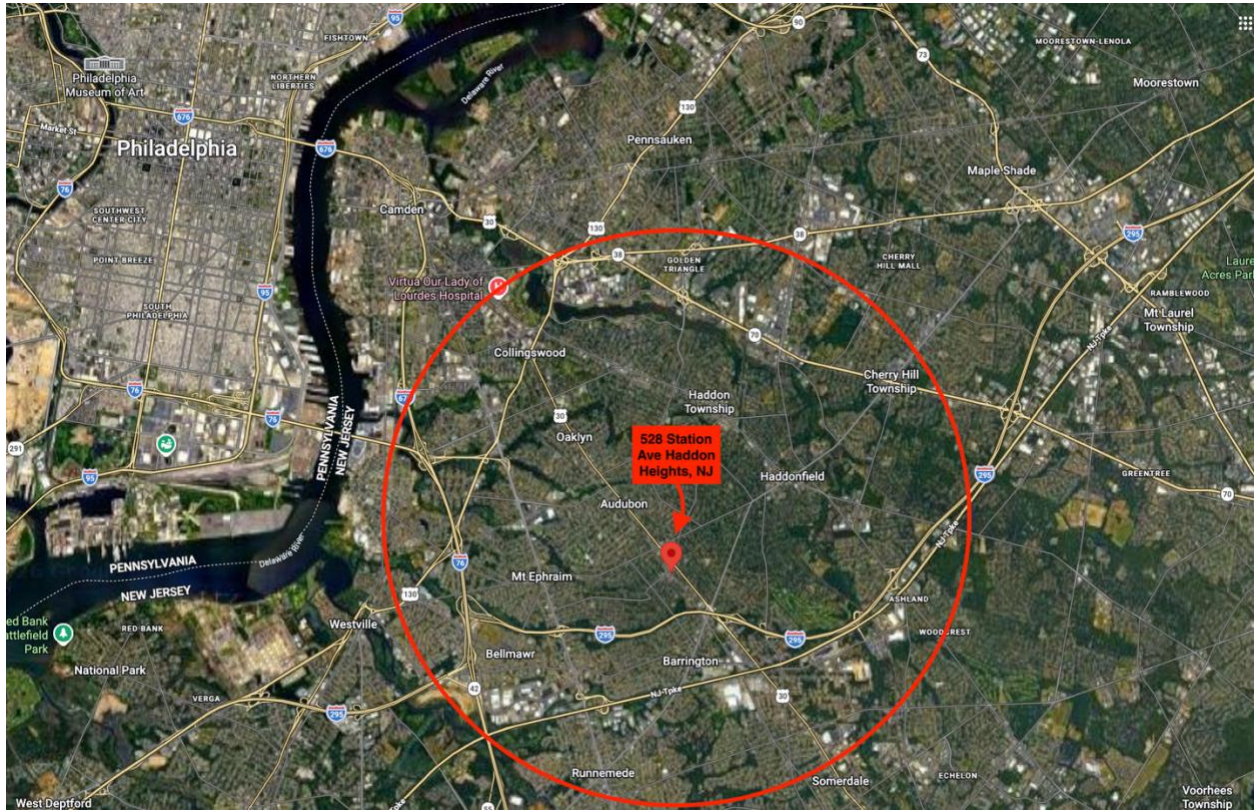
0 BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

📍 SITE MAP & LOCATION OVERVIEW

528 Station Avenue | Haddon Heights, NJ



🌐 PRIME REGIONAL LOCATION


- Located in **Camden County, NJ**
- **10 minutes to Philadelphia (Center City)**
- Immediate access to:
 - Route 30 (White Horse Pike)
 - I-295
 - PATCO Speedline (regional commuter rail)

👉 Positioned within the **Philadelphia MSA (6M+ population)** — one of the largest dining markets in the U.S.

DEMOGRAPHICS SUMMARY (5-MILE TRADE AREA POSITIONING)

Population


- **Haddon Heights:** ~7,500 residents
- Dense surrounding towns (Haddonfield, Barrington, Audubon, Collingswood)

 Strong **infill suburban market with high density per square mile**

Income

- **Median Household Income:** ~\$133,000+
- **Average Household Income:** ~\$160,000+
- **Per Capita Income:** ~\$69,000+

 **1.5x higher than Camden County averages**

 Translation for tenants:

Affluent, dine-out-heavy customer base ideal for upscale restaurant concepts

Education & Demographics Quality

- **57%+ Bachelor's Degree or higher**
- **Median Age:** ~41–42 years

 Prime:

- Young professionals
 - Established families
 - High disposable income
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Low Risk Market Indicators

- **Poverty Rate:** ~2.5%
- **Home Values:** ~\$380K-\$400K+

- 👉 Stable, high-quality suburban market
 - 👉 Strong consistency in restaurant spending
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TRAFFIC & ACCESS

- Average commute: ~24 minutes
- High vehicle ownership (~2 cars per household)

👉 Translation:

- **Car-driven dining market (ideal for destination restaurant)**
 - Supports valet + evening traffic
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OUTDOOR DINING POSITIONING

Dedicated **outdoor seating area with landscaped entry**

- Garden-style archway creates **Instagram-worthy arrival experience**
- String lighting + courtyard layout ideal for:
 - Al fresco dining
 - Private events
 - Cocktail receptions

👉 Adds:

- **Additional revenue-generating seats**
- Seasonal + event-driven upside
- Premium branding (very few competitors have this)

LOCATION THESIS

528 Station Avenue sits in the heart of an affluent South Jersey corridor with immediate access to Philadelphia. The surrounding demographic profile—high household incomes, strong education levels, and low poverty—creates an ideal environment for upscale dining and hospitality concepts. Combined with regional accessibility and a walkable downtown setting, the property is uniquely positioned as a destination restaurant location.

