

PROPERTY DESCRIPTION

Experience the unparalleled potential of this prime property located at Route 130 & 1705 Industrial Highway in Cinnaminson, NJ. Boasting an enviable location in the heart of the bustling Cinnaminson area, this property offers a strategic advantage for retail-pad investors seeking a thriving commercial hub. With high visibility and easy access, this site presents a compelling opportunity for those looking to establish a retail presence in a dynamic community. Embrace the potential for growth and success in this sought-after location, where a strategic layout and prime positioning combine to create an exceptional investment opportunity in Cinnaminson's coveted retail landscape.

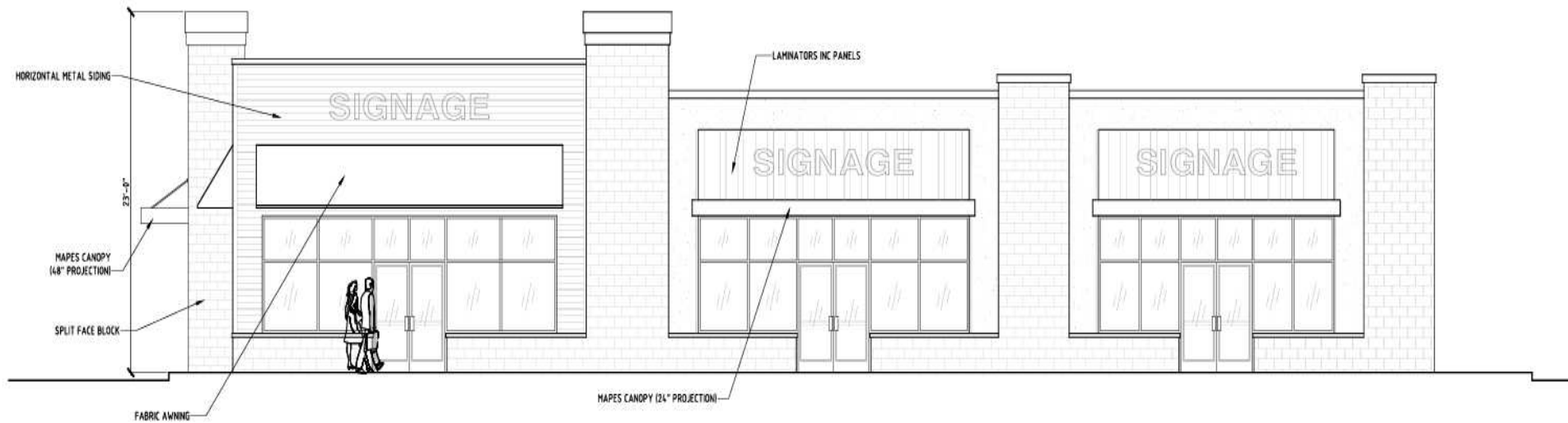
PROPERTY HIGHLIGHTS

- Prime location at Route 130 & 1705 Industrial Highway
- High visibility and accessibility w/approx. 50,000 VPD
- Ideal for retail and commercial use
- Strategic layout for versatile customization
- Ample on-site parking for convenience
- Versatile square footage options available

OFFERING SUMMARY

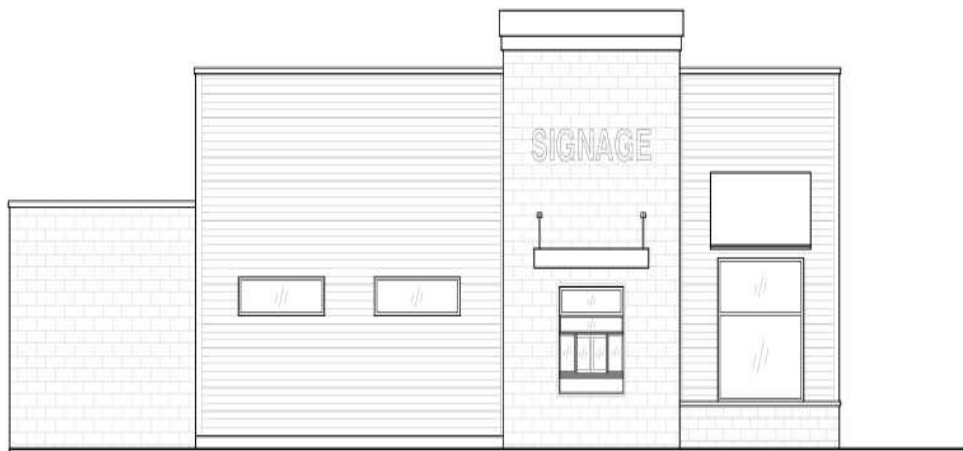
Sale Price:	\$895,000
Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,490 - 4,640 SF
Lot Size:	2.55 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	73	343	2,613
Total Population	210	945	6,685
Average HH Income	\$133,985	\$130,158	\$116,278



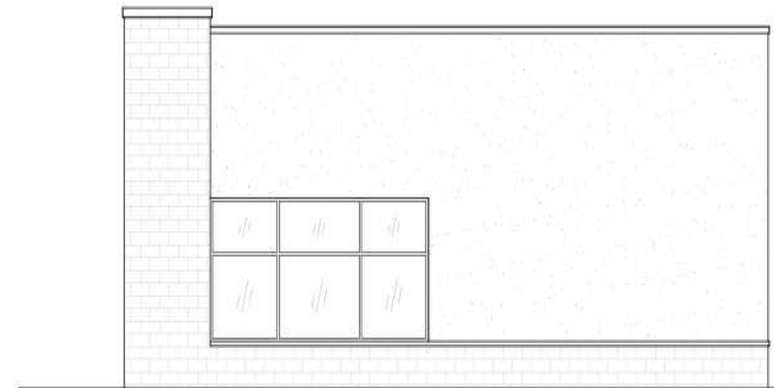
Front Elevation - View from Industrial Highway

3/16" = 1'-0"



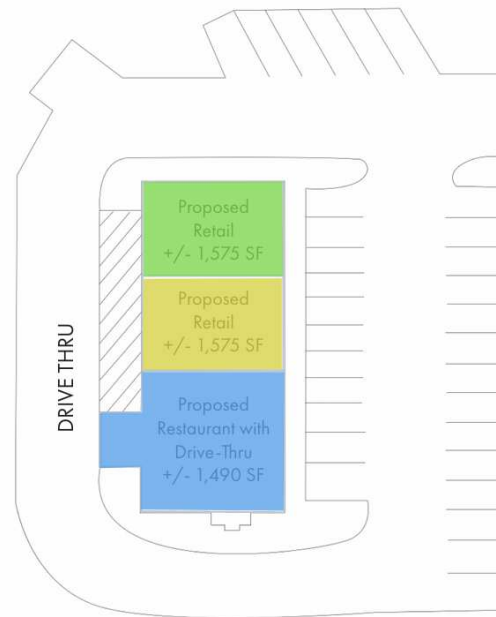
Left Side Elevation - View from Route 130

3/16" = 1'-0"



Right Side Elevation - View from neighboring property

3/16" = 1'-0"



LEGEND	
QSR w/Drive Thru	[Blue Box]
Retail Middle Unit	[Yellow Box]
Retail Unit	[Green Box]

LEASE INFORMATION

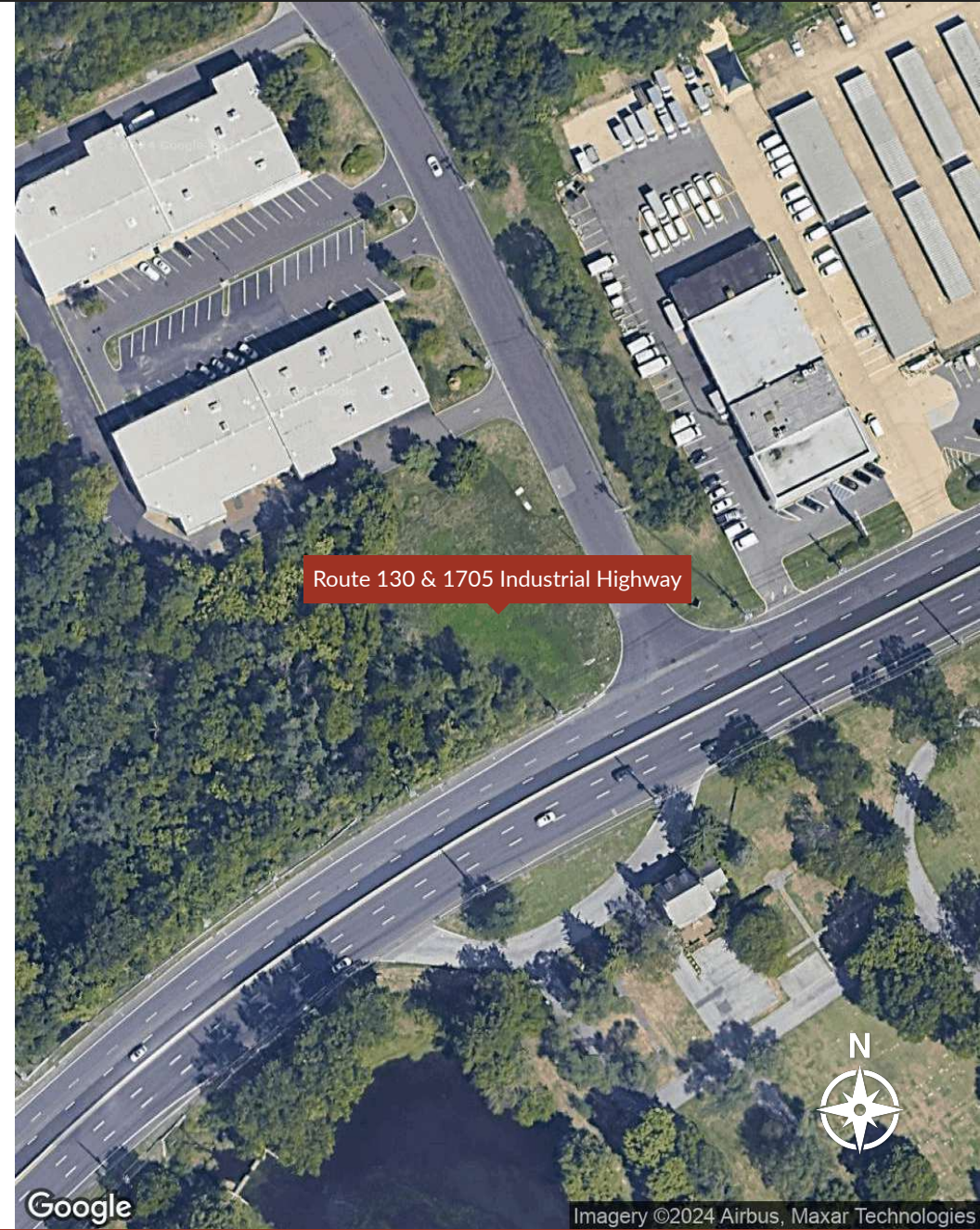
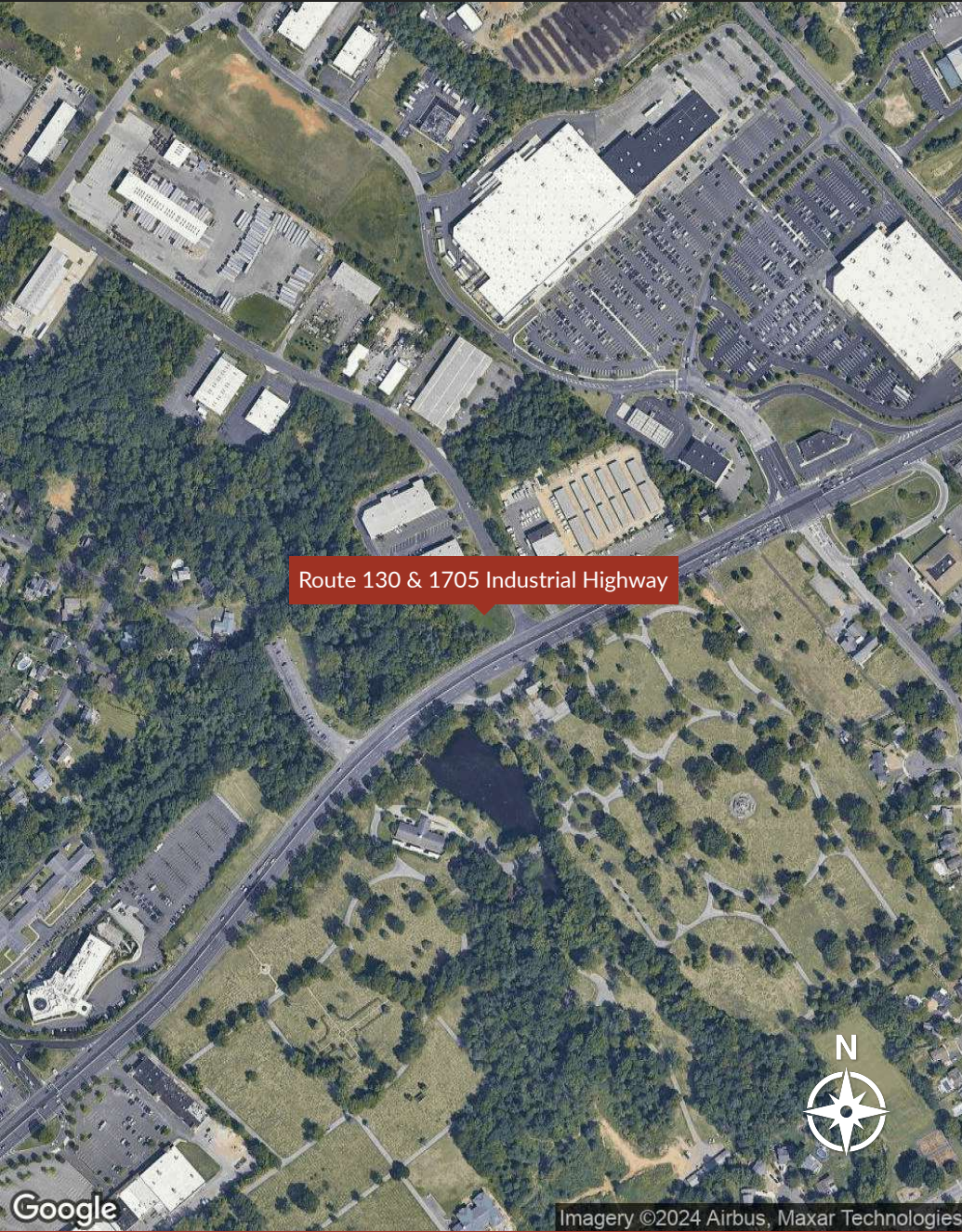
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,490 - 4,640 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Retail Unit	1,575 SF	NNN	\$32.00 SF/yr
Retail Middle Unit	1,575 SF	NNN	\$32.00 SF/yr
QSR w/Drive Thru	1,490 SF	NNN	\$32.00 SF/yr

Route 130 & 1705 Industrial Highway

Route 130 & 1705 Industrial Highway Cinnaminson, NJ 08077



Presented By

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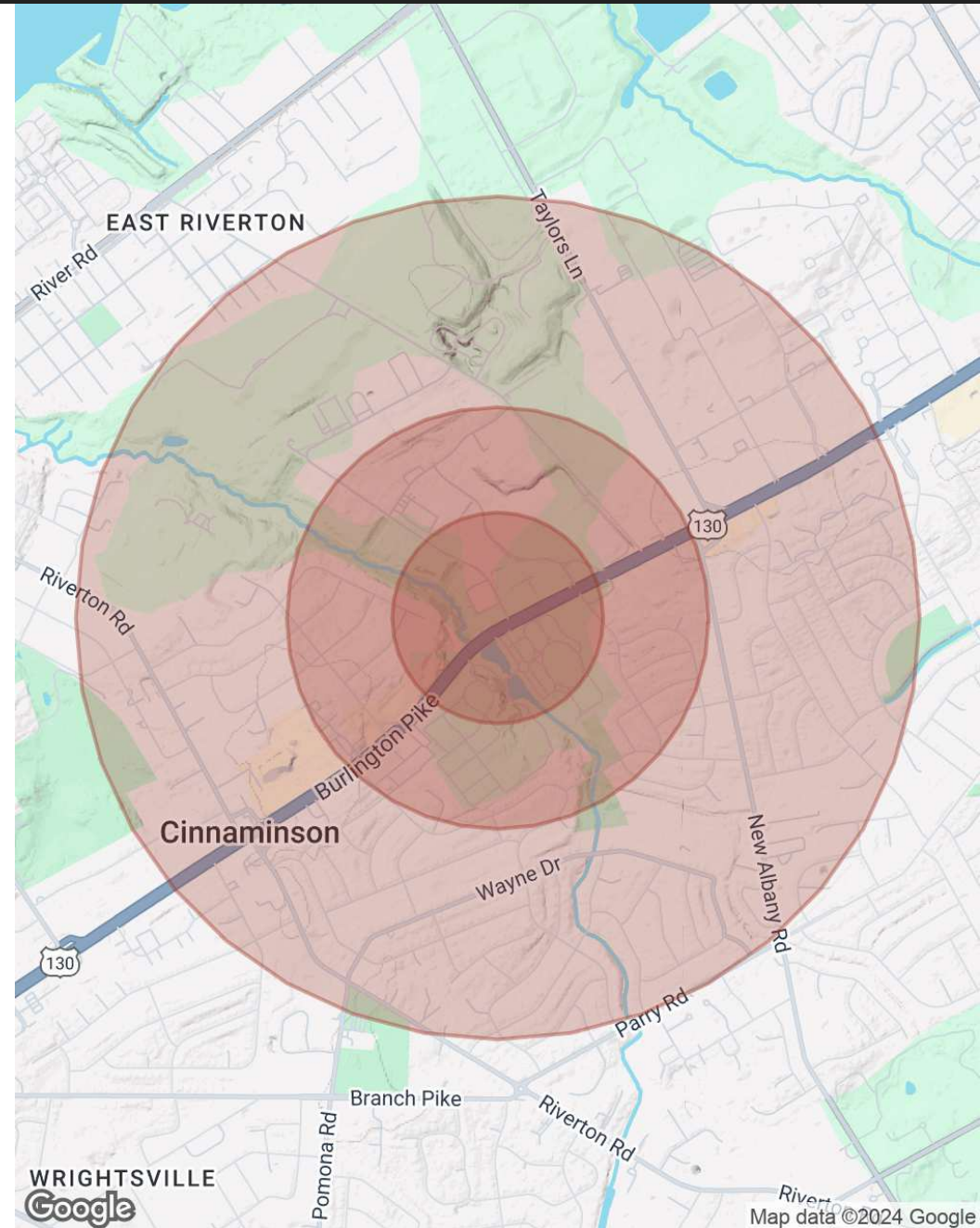
Route 130 & 1705 Industrial Highway

Route 130 & 1705 Industrial Highway Cinnaminson, NJ 08077

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	210	945	6,685
Average Age	46.5	45.8	43.2
Average Age (Male)	45.6	45.0	39.6
Average Age (Female)	46.9	46.3	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	73	343	2,613
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$133,985	\$130,158	\$116,278
Average House Value	\$315,471	\$308,715	\$285,335

2020 American Community Survey (ACS)



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Route 130 & 1705 Industrial Highway

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,480	66,953	298,066
Average Age	42	42	40
Average Age (Male)	41	41	39
Average Age (Female)	43	43	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,377	24,164	111,037
Persons per HH	2.7	2.8	2.7
Average HH Income	\$143,976	\$128,172	\$101,341
Average House Value	\$410,536	\$355,493	\$285,129
Per Capita Income	\$53,324	\$45,775	\$37,533

Map and demographics data derived from AlphaMap

