

# RESTAURANT LEASE OPPORTUNITY WITH LIQUOR LICENSE

Candlewood Suites & Holiday Inn  
Mount Laurel, NJ



Representative Photo



# Premier Restaurant & Banquet Space for Lease

- Dual-Branded Candlewood Suites & Holiday Inn, Mount Laurel, NJ
  - 4,000 sf restaurant
  - 4,500 sf banquet and event
  - Use of Mount Laurel Liquor License ( Last one sold for \$2 Million)
  - High-traffic location in a thriving business and tourism hub
- Flexible layout for dining, bar, and event spaces
- Designed for à la carte, breakfast, room service, and event catering

# Lease Details

20 YEARS

5-YEAR LEASE

3-5 YEAR OPTIONS

13,500 PER MONTH

AGAINST 8% OF SALES

PLUS UTILITIES AND SHARE OF REAL ESTATE TAXES

TENANT TO RECEIVE A VANILLA BOX



# Location Benefits

- Mount Laurel's business district: home to TD Bank, Comcast, Lockheed Martin and multiple business parks located along RT. 73 in Mount Laurel – Greentree North Corporate Center; Velocity Business Park; Century Corporate Center; Horizon Corporate Center; Eastgate Business Park
- Proximity to affluent residential areas and high-demand dining zones
- Easy accessibility and ample parking to support both lunch and dinner and event traffic
- Densley traveled roadway at 70,000 vehicles per day
- 15 miles from Philadelphia, accessible via I-295 and NJ Turnpike
- Population: ~41,000, with high median income

# Attractions Driving Traffic

- The Funplex: 25-acre entertainment complex with waterpark
- Topgolf: Group-friendly venue with sports bar
- Cherry Hill Mall, Laurel Acres Park, and historical sites
- Philadelphia Center City historical sites
- (20) minutes to Philadelphia International Airport; Citizens Bank Park (Phillies); Wells Fargo Center (76er's); and Lincoln Financial Field (Eagles)
- Only an hour's drive to Atlantic City and Jersey Shore Points



# Tap into a Steady Guest Flow

## Hotel Occupancy:

- Candlewood Suites: 90 rooms at 85% occupancy = ~27,945 room nights/year
- Holiday Inn: 91 rooms at 85% occupancy = ~28,222 room nights/year
- **Total: ~56,167 room nights annually (~154 guests/day)**

**Guest Demographics:** 85,000 guests projected to be available for Breakfast, Lunch, and Dinner.

### Hotel Visitor Projections

Hotel Brand	Number of Rooms	Occupancy Rate	Annual Room Nights	Estimated Annual Guests*
Candlewood Suites	90	85%	27,923	41,885
Holiday Inn	91	85%	28,238	42,357
<u>Total</u>	181	85%	56,161	84,242

\*Assumes 1.5 guests per room, industry average for business and leisure hotels.

## Revenue Potential:

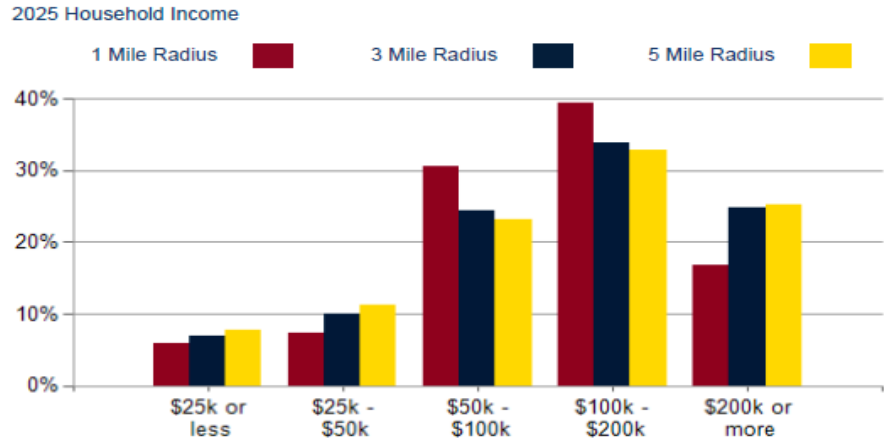
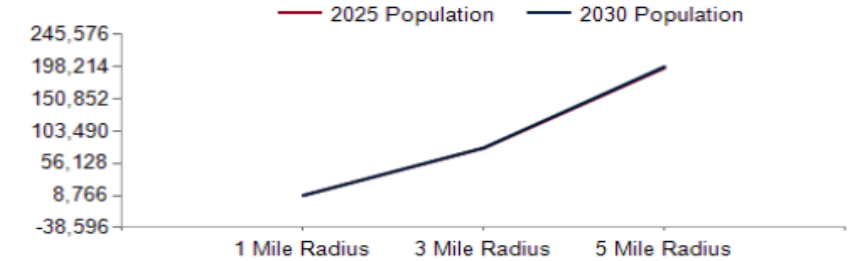
- High guest volume ensures consistent dining demand
- Banquet space supports weddings, corporate events, and groups

# DEMOGRAPHICS

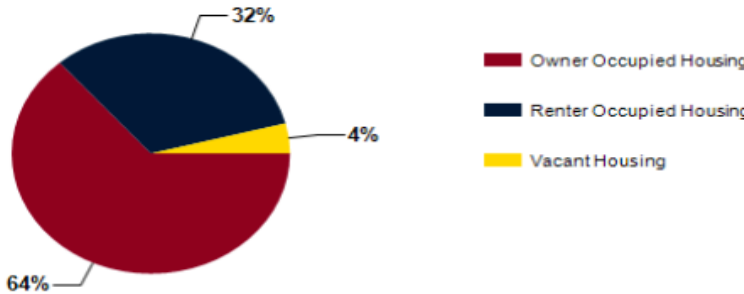
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,449	75,837	179,484
2010 Population	8,544	74,679	185,805
2025 Population	8,824	78,286	196,199
2030 Population	8,766	78,950	198,214
2025-2030: Population: Growth Rate	-0.65%	0.85%	1.00%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	112	1,096	3,362
\$15,000-\$24,999	115	1,106	2,669
\$25,000-\$34,999	91	1,257	3,525
\$35,000-\$49,999	189	1,884	5,242
\$50,000-\$74,999	564	3,685	8,759
\$75,000-\$99,999	616	3,989	9,391
\$100,000-\$149,999	887	6,102	15,071
\$150,000-\$199,999	633	4,529	10,584
\$200,000 or greater	651	7,842	19,775
Median HH Income	\$108,986	\$119,015	\$117,407
Average HH Income	\$135,921	\$157,505	\$158,719

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,447	29,770	71,542
2010 Total Households	3,505	28,925	72,754
2025 Total Households	3,858	31,492	78,389
2030 Total Households	3,881	32,148	80,130
2025 Average Household Size	2.28	2.46	2.47
2025-2030: Households: Growth Rate	0.60%	2.05%	2.20%



2025 Own vs. Rent - 1 Mile Radius







Proposed Restaurant Space

Representative Photo- Operator to put in its own design





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Proposed Bar Area



*Robert Gillis*

NJ Licensed Real Estate Salesperson



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