

FOR
SALE
OR
LEASE

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1873 Marlton Pike, East, Suite 1C
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CHERUBINI YACHTS

EXISTING BOAT MANUFACTURING FACILITY
51 NORMAN AVE, RIVERSIDE, NJ 08075



DISCLAIMER

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OFFERING SUMMARY

Sale Price: \$899,000

Lease Rate: \$8,000 per month

Lease Type: Modified Gross Lease

Size Available: +/- 8,000 SF

Signage: Ground Mount

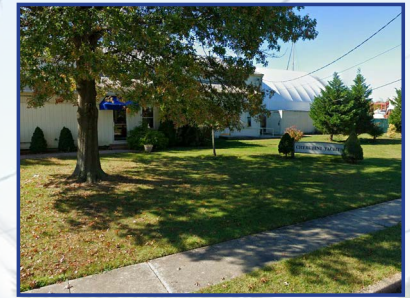
Zoning: Marine Commercial

Parking: Abundant

Taxes: \$14,690

Warehouse Drive-In Bays: Multiple

Warehouse Power: 3 Phase - plus Solar Panels



PROPERTY HIGHLIGHTS

+ A rare opportunity to acquire a historic maritime manufacturing site in the heart of the Riverside Harbor District. For several decades, this 2-acre waterfront property has served as the production home of Cherubini Yachts, a name synonymous with craftsmanship, classic design, and American boatbuilding heritage.

+ This legacy waterfront facility combines history, functionality, and location. Whether continuing its tradition of yacht craftsmanship or transforming it for new maritime or industrial uses, the property offers a unique and valuable footprint along the Delaware River.

+ Direct frontage on Dredge Harbor with immediate access to the Delaware River, supporting vessel launch, testing, and transport.

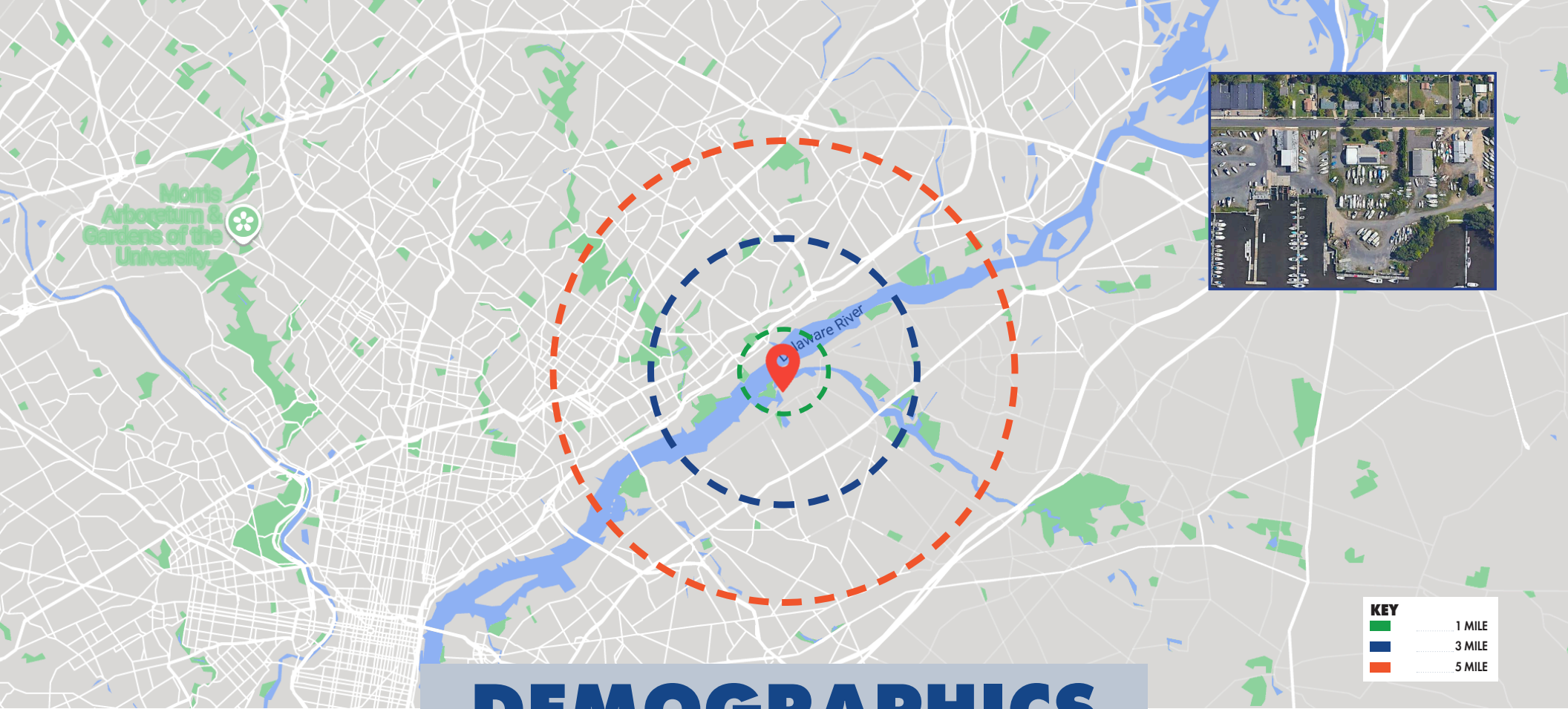
+ Cherubini Assets Are Available Separately

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	7,549	90,626	338,948
PROJECTED 2029	7,549	89,236	331,118

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,273	36,011	127,312
PROJECTED 2029	3,226	35,347	124,215

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$86,492	\$96,258	\$91,638
MEDIAN 2029	\$63,074	\$76,959	\$70,631

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KEY DISTANCES

ROUTE 130 2.6 MILES

I-295 6.9 MILES

I-95 7.3 MILES

PHILADELPHIA 15.9 MILES

ATLANTIC CITY 73.2 MILES

NEW YORK 80.7 MILES

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NEARBY AMENITIES

DINING

- Chick-fil-A
- Chipotle Mexican Grill
- Dooney's Pub
- Dunkin'
- Friendly's
- Jersey Mike's Subs
- McDonald's
- Red Lobster
- Rt. 130 Diner
- Starbucks
- Taco Bell
- Tim Hortons
- Wawa
- Wendy's

RETAIL/GROCERY

- Burlington
- CVS
- Dollar Tree
- GameStop
- K1 Speed
- Lowe's Home Improvement
- Mavis Discount Tire
- PetSmart
- Planet Fitness
- Public Storage
- Sam's Club
- Shell
- ShopRite
- Staples
- Sunoco
- Target
- The Home Depot
- USPS
- Walgreens
- Walmart
- Wells Fargo Bank

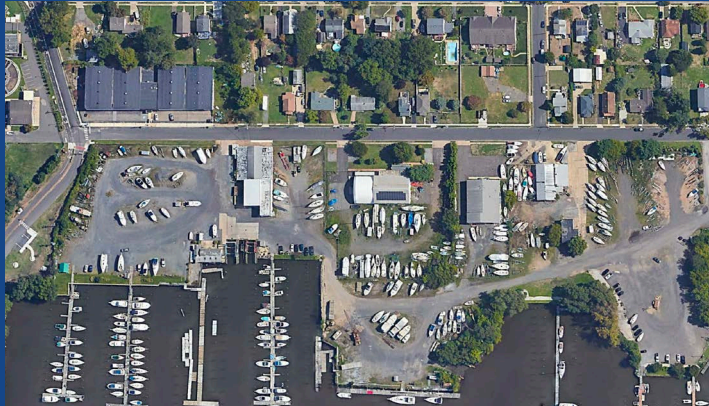
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PHOTOS

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AERIAL VIEW



STREET VIEW



STREET VIEW - MARINA

