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CHERUBINI YACHTS

Imagery Date: 8/8/2022 40° 52' 08.45" N 74° 58' 28.00" W

**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



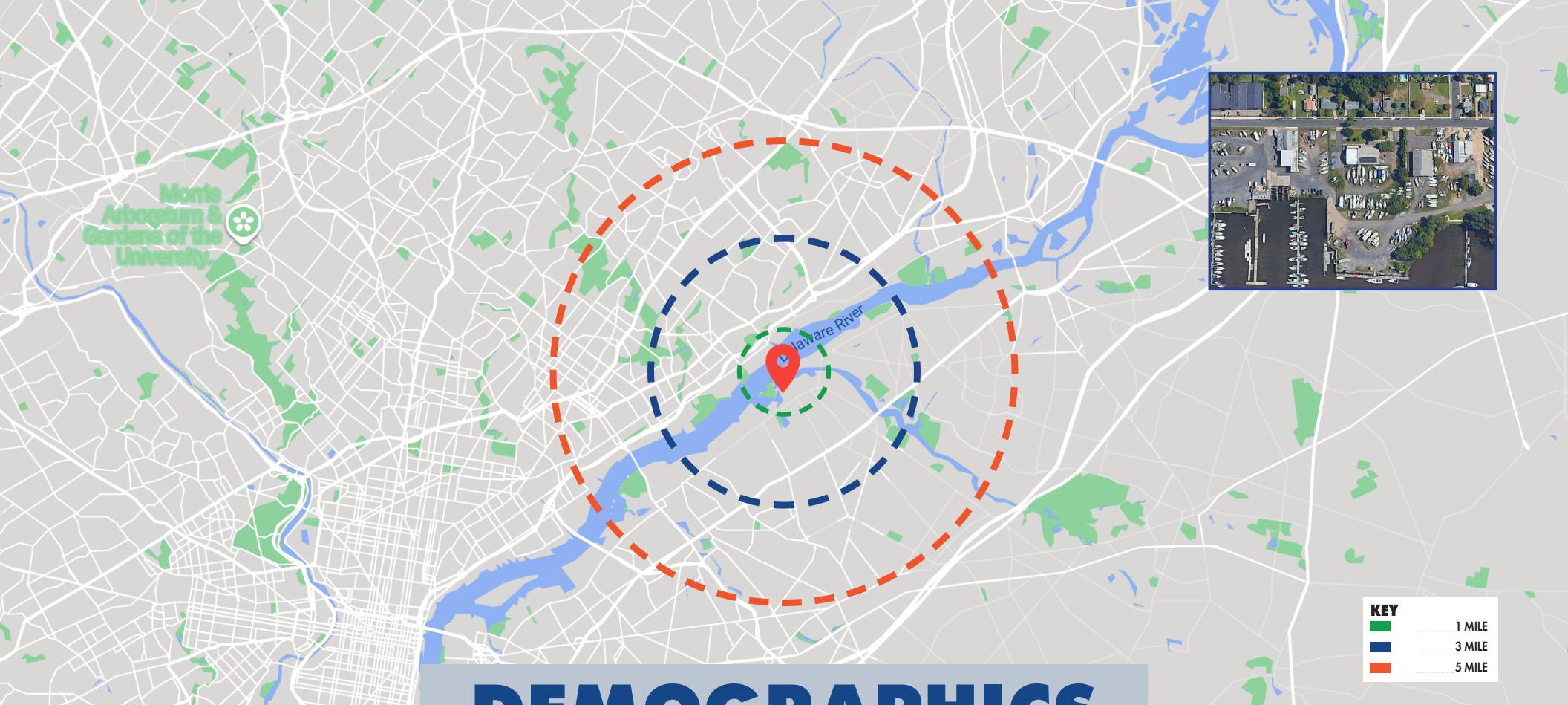
PROPERTY HIGHLIGHTS

- + 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

FOR SALE OR LEASE
51 NORMAN AVE, RIVERSIDE, NJ 08075

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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 |

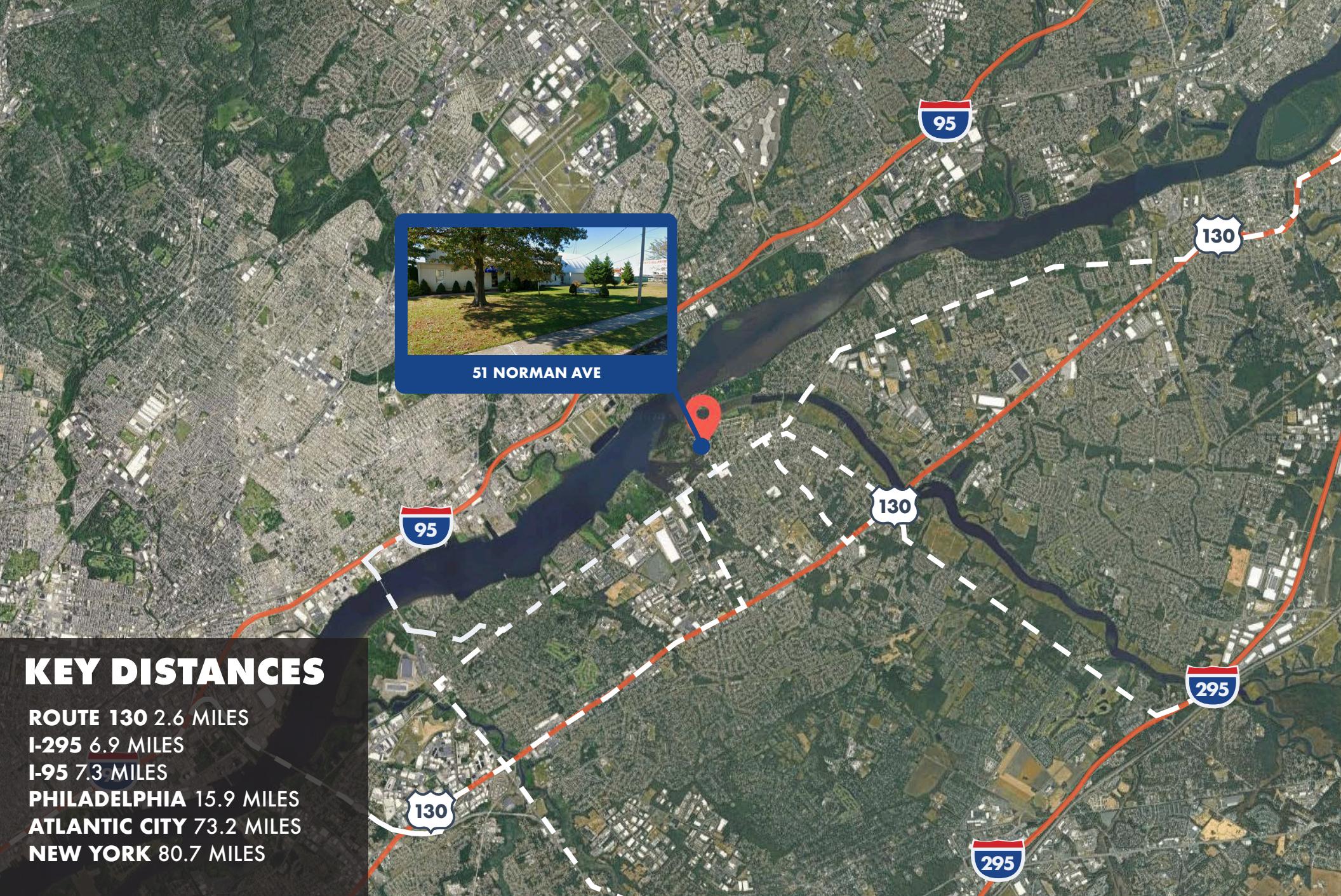
HOUSEHOLDS

| 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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STREET VIEW - MARINA



AERIAL VIEW



STREET VIEW

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