

THE WESTMONT DINER

Turnkey Restaurant & Diner Opportunity

572 West Cuthbert Blvd. • Haddon Township, Camden County, NJ

KEY INVESTMENT METRICS

ASKING PRICE

\$2,995,000

Business + Building + RE + All Equipment

REAL ESTATE VALUE

~\$1,800,000

Est. standalone value of land & building

BUILDING SIZE

5,902 SF

Freestanding on 1.38 acres (60,000 SF lot)

SEATING / PARKING

200 / 75

Generous on-site private parking

HIGHWAY FRONTAGE

190 FT

25,000+ vehicles per day | High visibility

ANNUAL TAXES

\$42,000

C-2 Shopping Center Commercial Zoning

THE OPPORTUNITY

Long-standing 30+ year family-owned diner (formerly Crystal Lake, then Westmont Diner). Completely renovated and modernized after a 2025 fire — now a true turnkey operation with loyal clientele, highway visibility, ample parking, and included real estate. Ideal for an owner-operator seeking stable cash flow or an investor looking for a hard asset with strong operating income in a desirable South Jersey market.

PROJECTED FINANCIAL PERFORMANCE (Based on Current Stabilized Operations)

PESSIMISTIC

\$2,000,000 Sales | EBITDA \$323K (16.1%)

REALISTIC

\$2,200,000 Sales | EBITDA \$364K (16.5%)

OPTIMISTIC

\$2,400,000 Sales | EBITDA \$404K (16.8%)

WHY THE WESTMONT STANDS OUT | INVESTMENT HIGHLIGHTS

1 REAL ESTATE + BUSINESS BUNDLE

Asking price includes building & land (est. \$1.8M) plus fully equipped business. Own both the hard asset and cash-flowing operation.

3 TRUE TURNKEY — 2025 RENOVATION

Full modernization after 2025 fire. New systems, equipment, finishes. No deferred maintenance. Walk in and operate day one.

5 ATTRACTIVE CASH FLOW + UPSIDE

Realistic \$364K EBITDA at 16.5% margin. 10-year model shows steady growth. Liquor (15% of sales) offers immediate margin expansion.

2 HIGHWAY VISIBILITY + PARKING

190' direct frontage on busy Cuthbert Blvd (25k+ daily traffic). 75 dedicated parking spaces eliminate major operational friction.

4 STABLE, LOYAL CUSTOMER BASE

30+ year history as neighborhood/highway diner. Deep local roots provide immediate revenue stability and low marketing needs.

6 FLEXIBLE USE / REBRAND POTENTIAL

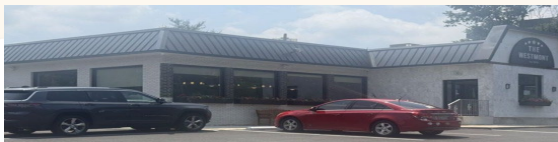
C-2 zoning + freestanding building supports diner continuation, new concept, or adaptive reuse. Strong bones for multiple strategies.

PROPERTY & LOCATION HIGHLIGHTS

- 5,902 SF freestanding building on 1.38 acres
- 190 linear feet of direct highway frontage
- 75 dedicated on-site parking spaces (private lot)
- C-2 Shopping Center Commercial zoning

- Post-2025 full renovation — move-in ready
- Anchored in established Westmont / Haddon Commons
- Strong trade area: 1-mile avg HH income \$143,307
- Quick access to Route 70, I-295 & PATCO to Philly

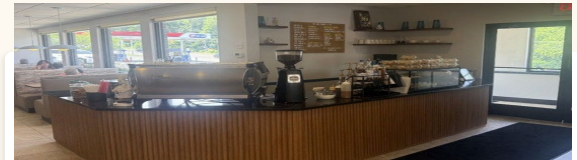
FACILITY PHOTOS — POST-2025 RENOVATION



Exterior — Highway Frontage



Dining Room (200 seats)



Coffee & Service Bar

NEXT STEPS

TO LEARN MORE ABOUT THIS TURNKEY OPPORTUNITY

1. Execute NDA for full financial package & detailed projections
2. Schedule site visit & management meeting
3. Submit Letter of Intent (LOI)

Exclusively Marketed by Bielat Santore & Company

Robert Gillis
Licensed NJ Real Estate Salesperson
(732) 673-3436 | rgillis@123bsc.com
www.123bsc.com

Serious inquiries only. Full financials and site access available upon executed NDA.