

THE

WESTMONT DINER

Turnkey Restaurant & Diner Opportunity

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

CONFIDENTIAL BROCHURE | BUSINESS + REAL ESTATE + EQUIPMENT INCLUDED

01 INVESTMENT SUMMARY

Turnkey Diner + Real Estate | Completely Renovated 2025

ASKING PRICE

\$2,995,000

Business + Building + RE + FF&E

REAL ESTATE VALUE

~\$2,000,000

Est. standalone (1.38 acres)

BUILDING SIZE

5,902 SF

On 60,000 SF lot (1.38 ac)

SEATING / PARKING

200 / 75

Generous on-site parking

HIGHWAY FRONTAGE

190 FT

25,000+ vehicles/day

TAXES (ANNUAL)

\$42,000

C-2 Shopping Center Zoning

THE OPPORTUNITY: Long-standing 30+ year family diner (formerly Crystal Lake / Westmont Diner). Completely renovated and modernized after 2025 fire — now a true turnkey operation with loyal clientele, highway visibility, and included real estate. Ideal for owner-operator or investor seeking stable cash flow + hard asset.

The Legacy & Transformation

2025 | The Modernization Bridge

Complete renovation after fire loss. New equipment, finishes, and systems brought to current code. Historical capex risks eliminated.

1990s–2024 | Established Goodwill

Built deep roots and loyal local following over three decades (formerly Crystal Lake / Westmont Diner).

NOW | Turnkey Execution

200-seat capacity, 75 parking spaces. Ready for immediate operation, yield generation, or concept re-brand.

02 PROPERTY & LOCATION

Prime Highway-Visible Location in Busy Shopping Center

PROPERTY DETAILS

- Address: 572 West Cuthbert Blvd., Haddon Twp., NJ 08188
- Block 12.01, Lot 2 | Camden County
- Building: 5,902 SF freestanding
- Lot Size: 1.38 acres (60,000 SF)
- Seating Capacity: 200 guests
- Parking: 75 dedicated spaces (private lot)
- Highway Frontage: 190 linear feet
- Daily Traffic: 25,000+ vehicles
- Zoning: C-2 Shopping Center Commercial
- Real Estate Taxes: \$42,000 annually
- Sale Includes: Business, Building, Land & All Equipment

LOCATION ADVANTAGES

- Direct highway frontage on busy Cuthbert Blvd corridor
- Anchored in established shopping center with strong co-tenancy
- High visibility from major thoroughfare — 25k+ daily cars
- Ample private parking reduces customer friction
- Haddon Township — stable, family-oriented South Jersey market
- Close to Philadelphia metro (quick commute across bridge)
- Long-term loyal customer base (30+ years of operation)
- Post-2025 full renovation = modern, move-in ready facility

The Hard Asset: Site Intelligence Dashboard

Block 12.01, Lot 2 | Camden County, NJ



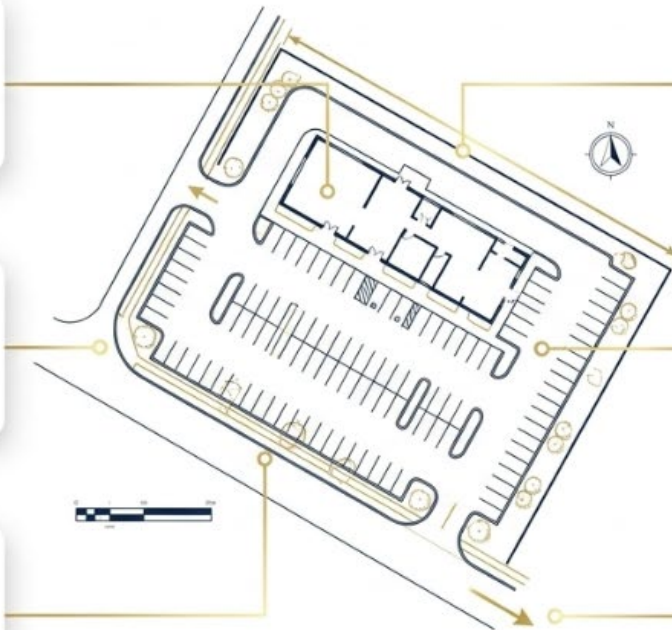
Scale: 5,902 SF
Freestanding Building on
1.38 Acres (60,000 SF)



Traffic: 25,000+
Vehicles Daily



Zoning & Taxes: C-2
Shopping Center
Commercial | \$42,000
Annual Taxes



Visibility: 190 Linear
Feet of direct highway
frontage on the
Cuthbert Blvd corridor

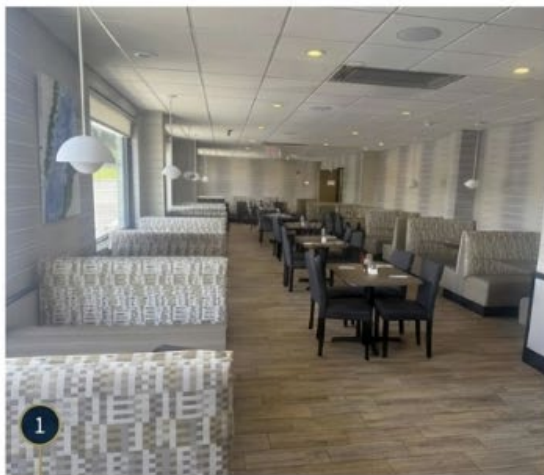


Infrastructure: 75
Dedicated Parking
Spaces (private lot
reduces customer friction)



Proximity: Quick
commute across the
bridge to the Philadelphia
metro market.

Facility Proof II: Turnkey Operational Interior



1

Fully updated, code-compliant dining room with a 200-guest seating capacity.



2

Newly installed coffee and service bar station, optimized for high-margin beverage sales.



3

Pristine, zero-deferred-maintenance environment. All FF&E included in the sale.

03 BUSINESS OVERVIEW

30+ Year Legacy | Fully Renovated Turnkey Operation

1990s–2024

ESTABLISHED LEGACY

Long-standing family-owned diner (formerly Crystal Lake Diner, then Westmont Diner). Built deep roots and loyal local following over three decades.

2025

FULL RENOVATION

Complete modernization after fire loss. New equipment, finishes, systems — everything brought to current code and standards. True turnkey condition.

NOW

TURNKEY SALE

Business + real estate + all FF&E included. 200-seat capacity, 75 parking spaces, highway visibility. Ready for immediate operation or re-brand.

The Cash Engine: Projected Financial Scenarios

PESSIMISTIC

Annual Sales

\$2,000,000

EBITDA

\$323K | 16.1%

REALISTIC

Annual Sales

\$2,200,000

EBITDA

\$364K | 16.5%

OPTIMISTIC

Annual Sales

\$2,400,000

EBITDA

\$404K | 16.8%

10-Year Projection Model includes a 5% annual inflation factor for sustained sales growth trajectory.

05 INVESTMENT THESIS

Why The Westmont Stands Out

1 REAL ESTATE + BUSINESS BUNDLE

Asking price includes the building and land (est. \$2 M value) plus fully equipped, renovated business. Rare opportunity to own both the hard asset and the cash-flowing operation in one transaction.

2 HIGHWAY VISIBILITY + PARKING

190' direct frontage on busy Cuthbert Blvd with 25,000+ daily traffic count. 75 dedicated parking spaces eliminate a major operational headache for customers and staff.

3 TRUE TURNKEY — 2025 RENOVATION

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

4 STABLE, LOYAL CUSTOMER BASE

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

5 ATTRACTIVE CASH FLOW + UPSIDE

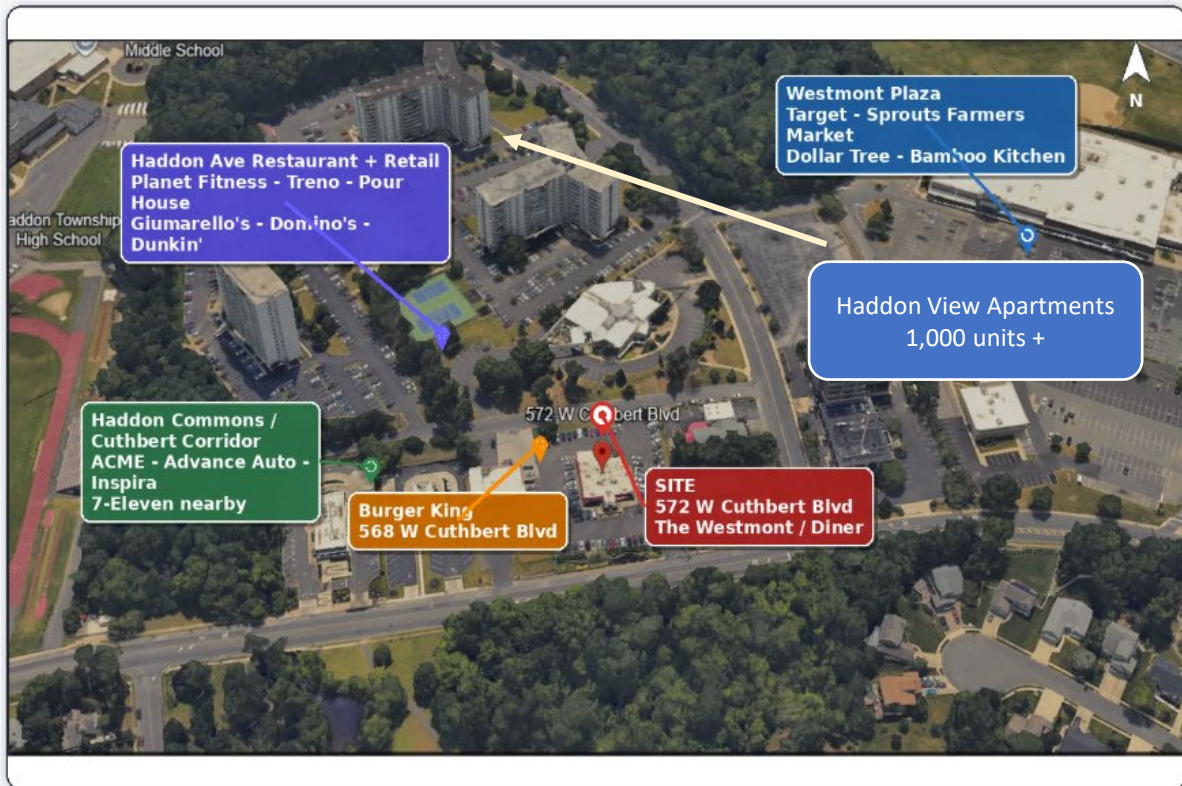
Realistic \$364K EBITDA at 16.5% margin. 10-year model shows steady growth.

6 FLEXIBLE USE / REBRAND POTENTIAL

C-2 zoning and freestanding building allow for diner continuation, new concept, or even adaptive reuse. Strong bones and location support multiple strategies.

Retail Aerial Exhibit - 572 W Cuthbert Blvd, Haddon Township, NJ

Site-context aerial using uploaded image, with key retail clusters within approximately two miles



Retailer Roster / Trade Area

Selected retailers and restaurants within +/- 2 miles

Immediate / Adjoining

The Westmont

572 W Cuthbert Blvd

Burger King

568 W Cuthbert Blvd

Westmont Plaza / East

Target

650 W Cuthbert Blvd

Sprouts Farmers Market

640 W Cuthbert Blvd

Dollar Tree

662 Cuthbert Blvd

Bamboo Kitchen

678 W Cuthbert Blvd

Cuthbert Corridor / Haddon Commons

ACME Markets

400 W Cuthbert Blvd

Advance Auto Parts

400 W Cuthbert Blvd

Inspira Medical Group / Urgent Care

400 W Cuthbert Blvd

7-Eleven

316 W Cuthbert Blvd

Haddon Ave / Westmont Corridor

Planet Fitness

49 Haddon Ave

Treno Pizza Bar

233 Haddon Ave

The Pour House

124 Haddon Ave

Giumarello's

329 N Haddon Ave

Domino's / Dunkin' / Central Taco

Haddon Ave corridor

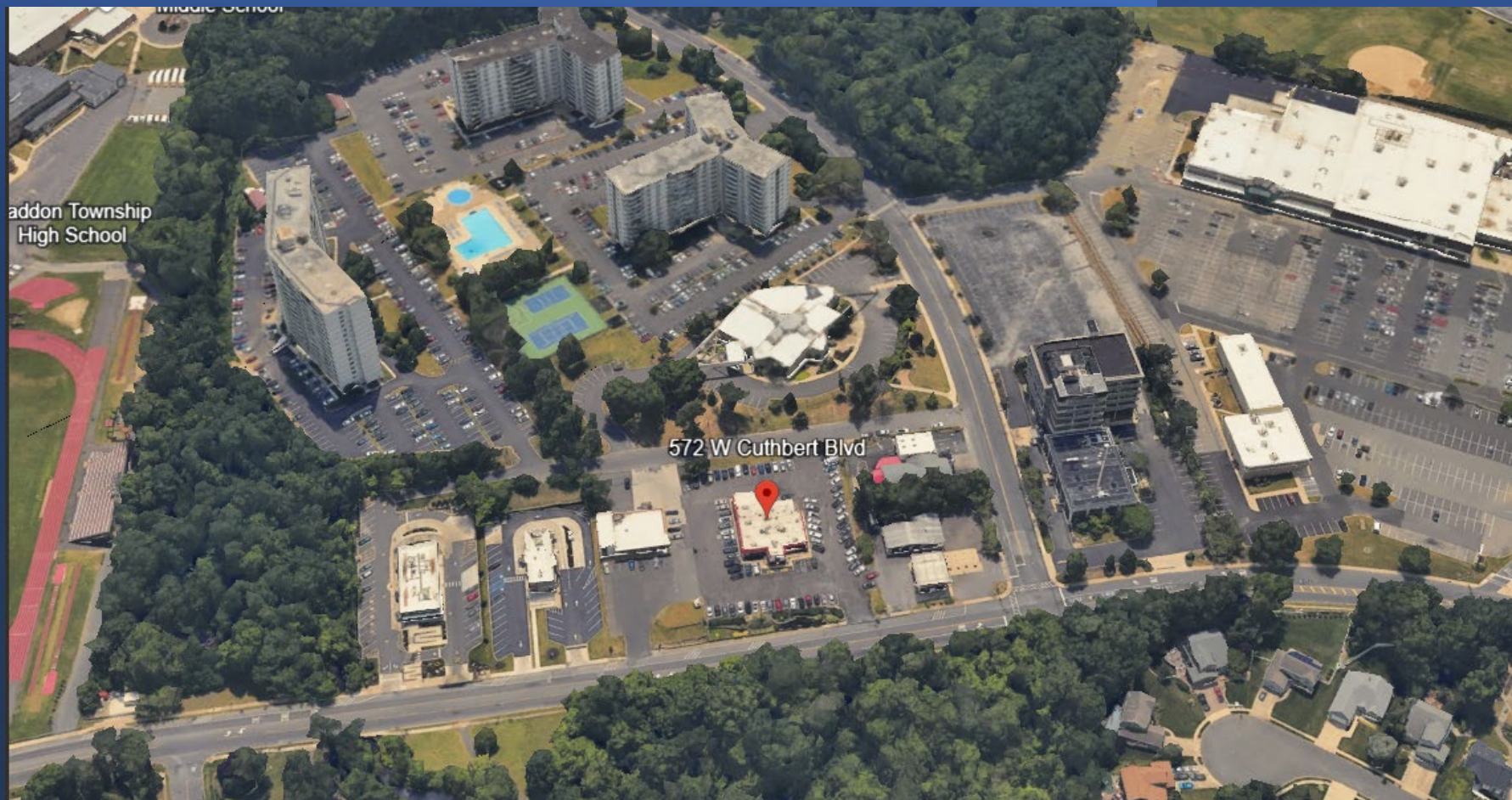
White Horse Pike / Local Retail

Family Dollar

707 White Horse Pike

Boost Mobile

629 White Horse Pike



Addison Township
High School

572 W Cuthbert Blvd



Haddon Township, NJ – Area Overview

Haddon Township is a desirable, family-oriented suburban community in Camden County, New Jersey, located just across the Delaware River from Philadelphia. It offers a classic “Main Line” South Jersey lifestyle with tree-lined residential streets, strong schools, convenient access to major highways (including Route 70 and Cuthbert Blvd), and quick commutes into Center City Philadelphia via car or the PATCO Speedline.

The diner is located in the **Westmont** section of the township — a well-established commercial and residential corridor with a nostalgic small-town feel.

Key Highlights for Buyers / Investors

- Family-Friendly & Affluent Suburb** Median household income in the township is approximately **\$115,300**, with average household income around **\$127,000**. The area has a low poverty rate (~5.9%) and a median age of about 41.
- Strong Trade Area** The immediate 1-mile radius around the diner has an average household income of **\$143,307** — significantly above both state and county averages. The 3-mile and 5-mile radii offer large, stable populations with solid spending power.
- Excellent Location & Accessibility** Direct frontage on busy Cuthbert Boulevard with 25,000+ daily vehicles. Easy access to Route 70, I-295, and the PATCO Speedline for Philadelphia commuters.
- Community & Lifestyle** Haddon Township is known for its safe neighborhoods, good public schools, and community-oriented atmosphere. Residents enjoy nearby parks (including Knight Park), local dining, and a classic suburban lifestyle with Philadelphia amenities just minutes away.
- Historic & Charming Character** The Westmont section features classic architecture, including the iconic **Westmont Theatre**, giving the area a nostalgic, established feel that pairs well with a long-standing diner like this one.

02 PROPERTY & LOCATION

Prime Highway-Visible Location with Strong Affluent Trade Area

PROPERTY HIGHLIGHTS

- 190 linear feet of direct highway frontage on Cuthbert Blvd
- 25,000+ vehicles per day — excellent visibility & access
- 75 dedicated on-site parking spaces (private lot)
- Freestanding 5,902 SF building on 1.38-acre lot
- C-2 Shopping Center Commercial zoning
- Sale includes land, building, business & all equipment
- Post-2025 full renovation — move-in ready
- Anchored in established Westmont / Haddon Commons area

 Map Placeholder: Insert aerial/satellite view here
(Recommended: Google Maps or the Haddon Commons aerial)

TRADE AREA DEMOGRAPHICS

Strong Affluent South Jersey Market

Radius	Population	Avg HH Income
1 Mile	20,935	\$143,307
3 Miles	147,735	\$120,218
5 Miles	334,096	Strong

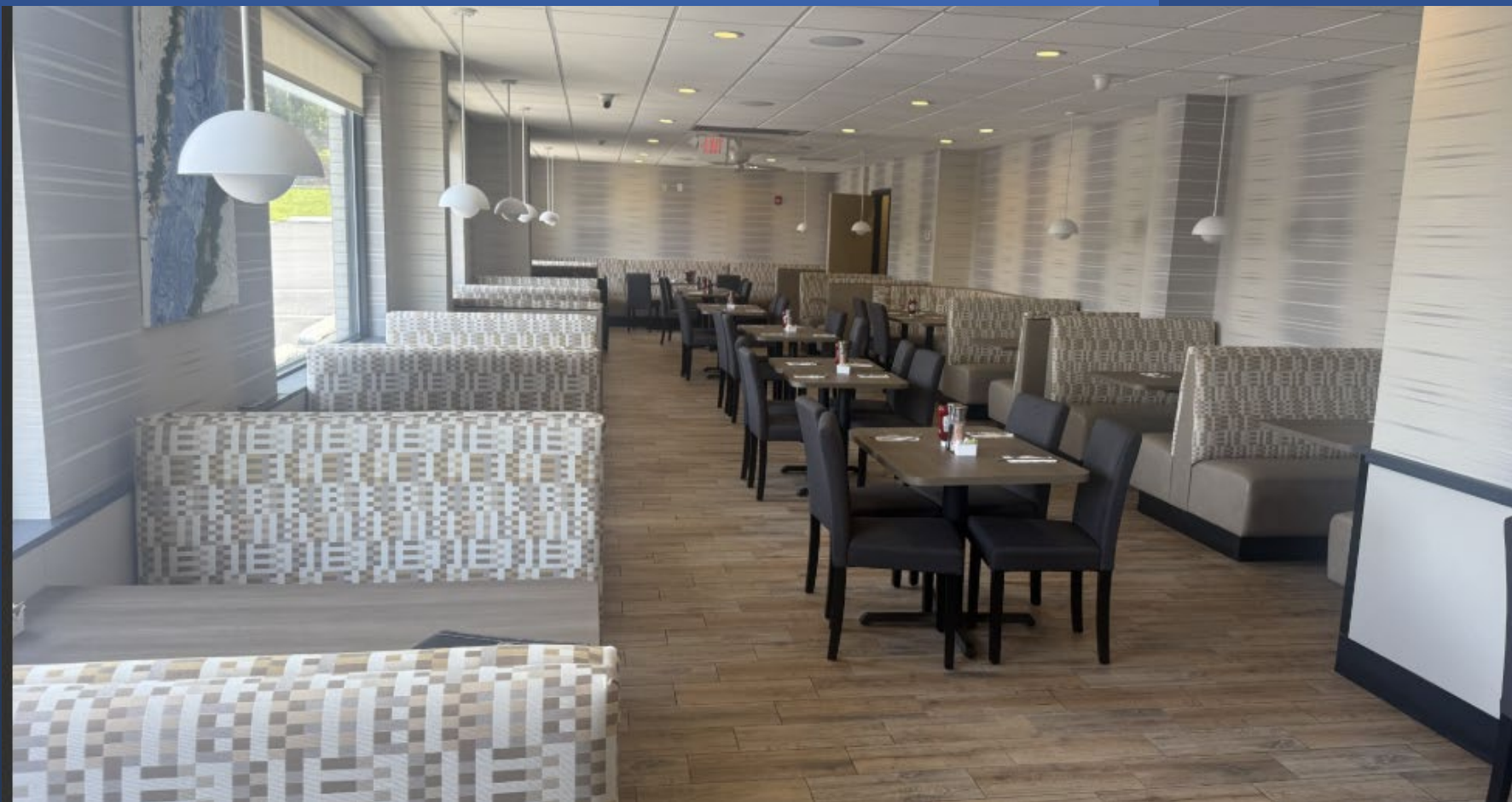
Haddon Township Overall

Population: ~15,650 | Median HH Income: \$115,298
Average HH Income: ~\$127,000 | Low poverty rate (~5.9%)

Source: U.S. Census ACS + commercial trade area data (2024-2025)











The Westmont Diner: A Prime Turnkey Investment Opportunity

A 30-Year Legacy Establishment in Haddon Township, NJ – Fully Renovated & Operating.

ASSET & LOCATION PROFILE



\$2,995,000

Total Asking Price

Includes business, 5,902 SF building, 1.38 acres of land, & all equipment.



190 FT

of Highway Frontage

Located on a busy corridor with high visibility to 25,000+ vehicles daily.



2025

Complete Renovation

Fully modernized after a fire loss with all-new systems and turnkey equipment.



FINANCIAL PERFORMANCE & POTENTIAL



\$364,000

Strong Realistic EBITDA

Projections are based on current stabilized operations and healthy operating margins.

Performance Scenario



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



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



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



28%

Managed Payroll

Well-controlled labor costs with an established management structure already in place.

Backed by Decades of Hospitality Real Estate Expertise



The Industry Leaders

Since 1978, Bielat Santore & Company has sold more restaurants and food/beverage real estate in New Jersey than any other firm.

Capital Power

Secured in excess of \$500,000,000 in financing to facilitate transactions.

Land Development

Entitled and financed over \$1.5 Billion in land development projects—expertise uniquely suited to maximizing the 8-acre Seven Star parcel.

NEXT STEPS

To learn more about this turnkey opportunity

*Exclusively Marketed by
Bielat Santore & Company*

Robert Gillis

Licensed NJ R.E. Salesperson
(732) 673-3436
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Robert Gillis

NJ Licensed Real Estate Salesperson



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