



2605 US-130
CINNAMINSON, NJ 08077



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Cinnaminson, NJ 08077

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Property Description

The second floor of 2605 Route 130 in Cinnaminson, NJ offers approximately 2,506 square feet of professional office space in a prime location along busy Route 130, a major corridor with strong visibility and consistent traffic counts. Thousands of cars pass this property each day, providing excellent exposure for any business.

The layout is flexible and can be divided into two separate suites or used as a single office environment. The space features multiple private offices, open work areas, and utility rooms, allowing for a mix of collaborative and individual workspaces. Large windows bring in natural light, creating a bright and professional setting.

With its central position on Route 130, the property provides easy access for employees, clients, and visitors. The location is convenient to area businesses, shopping, and dining, and offers direct connections to nearby towns and highways. This makes it an ideal setting for professional services, medical, or administrative offices looking to combine high visibility with functionality.

Demographics

Radius	Est. Population	Est. No. of Households	Est. Avg. / Median Income
0.3 mile	~1,800–2,500 people	~700–1,000 households	~\$115,000 – \$130,000
0.5 mile	~4,500–6,500 people	~1,700–2,400 households	~\$120,000 – \$130,000
1 mile	~16,000–25,000 people	~6,000–9,000 households	~\$120,000 – \$130,000

Suite Information

LOCATION: 2605 ROUTE 130 CINNAMINSON, NJ 08077

SUITE: 2ND FLOOR

POWER: 200 AMPS

HVAC: YES

FIRE SUPPRESSION: YES

OFFICES: 5

BATHROOMS: 3

KITCHEN: YES

PARKING SPACES: 13

PUBLIC WATER: YES

AVAILABILITY: 30 DAYS

LEASING EMAIL: TOMMY.REILLY@ABBOTSFORDPMG.COM

LEASING PHONE: (856) 630-4506