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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

**INVESTMENT  
OPPORTUNITY**

**FOR  
SALE**



**Retail Liquor License Included**

**Liquor Store and Property For Sale**

811 W Route 130 N, Burlington, NJ 08016



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# INVESTMENT SUMMARY

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## REAL ESTATE

\$3,250,000

- +/- 25,960 SF Total
- +/- 8,327 SF Occupied by liquor store
- +/- 18,000 SF Remaining
- Ability to demise vacancy to 3 retail units

## LIQUOR LICENSE & BUSINESS

\$1,250,000

- Lot's of Liquors: +/- 8,327 SF
- 30 years operating history
- Approximate Revenue: +/- \$50,000/week
- Inventory +/- \$700,000

## PROPOSED DEVELOPMENT SITE

\$875,000

- Planned 3-story multifamily development within the NE parking lot
- Ground-floor parking with ~38 one and two-bedroom units



## PROPERTY HIGHLIGHTS

✓ Located at 811 W. Route 130 N. in Burlington County, this +/- 25,960 SF retail property sits on +/- 3.4 acres along a high traffic corridor and presents a strong value add opportunity. About +/- 8,327 SF is currently occupied as a liquor store, providing immediate income, while the remaining space offers upside through lease up or repositioning.

✓ The site benefits from excellent visibility with approximately +/- 35,740 vehicles per day on Burlington Pike and easy access to Route 130, the Burlington Bristol Bridge, I 295, the NJ Turnpike, I 95, and Route 38. This connectivity supports demand from national and regional retailers.

✓ The large lot allows for future development or site reconfiguration, enhancing long term value. A liquor license and operating business can be included in the sale, offering both current cash flow and additional upside potential.

✓ Financials available with an NDA

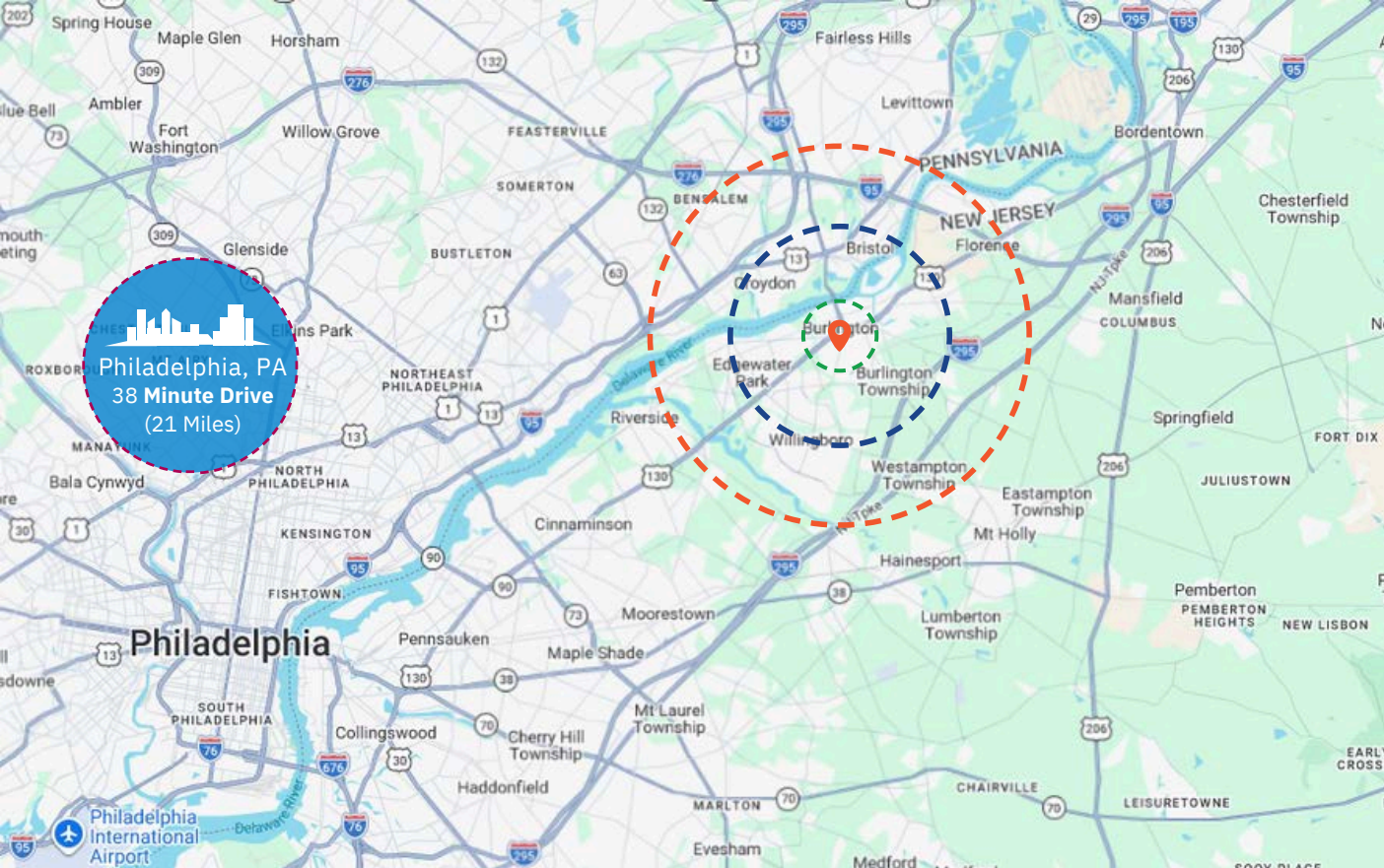
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# DEMOGRAPHICS

## KEY

- 1 MILE
- 3 MILE
- 5 MILE

| POPULATION     |        |        |         |
|----------------|--------|--------|---------|
| MILE           | 1 MILE | 3 MILE | 5 MILE  |
| AVERAGE 2025   | 10,335 | 80,322 | 171,468 |
| PROJECTED 2030 | 10,685 | 82,069 | 174,501 |

| HOUSEHOLDS     |        |        |        |
|----------------|--------|--------|--------|
| MILE           | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2025   | 4,008  | 30,203 | 64,383 |
| PROJECTED 2030 | 4,149  | 30,874 | 65,539 |

| INCOME       |           |           |           |
|--------------|-----------|-----------|-----------|
| MILE         | 1 MILE    | 3 MILE    | 5 MILE    |
| AVERAGE 2025 | \$101,297 | \$102,135 | \$108,177 |
| MEDIAN 2025  | \$82,081  | \$82,594  | \$87,220  |

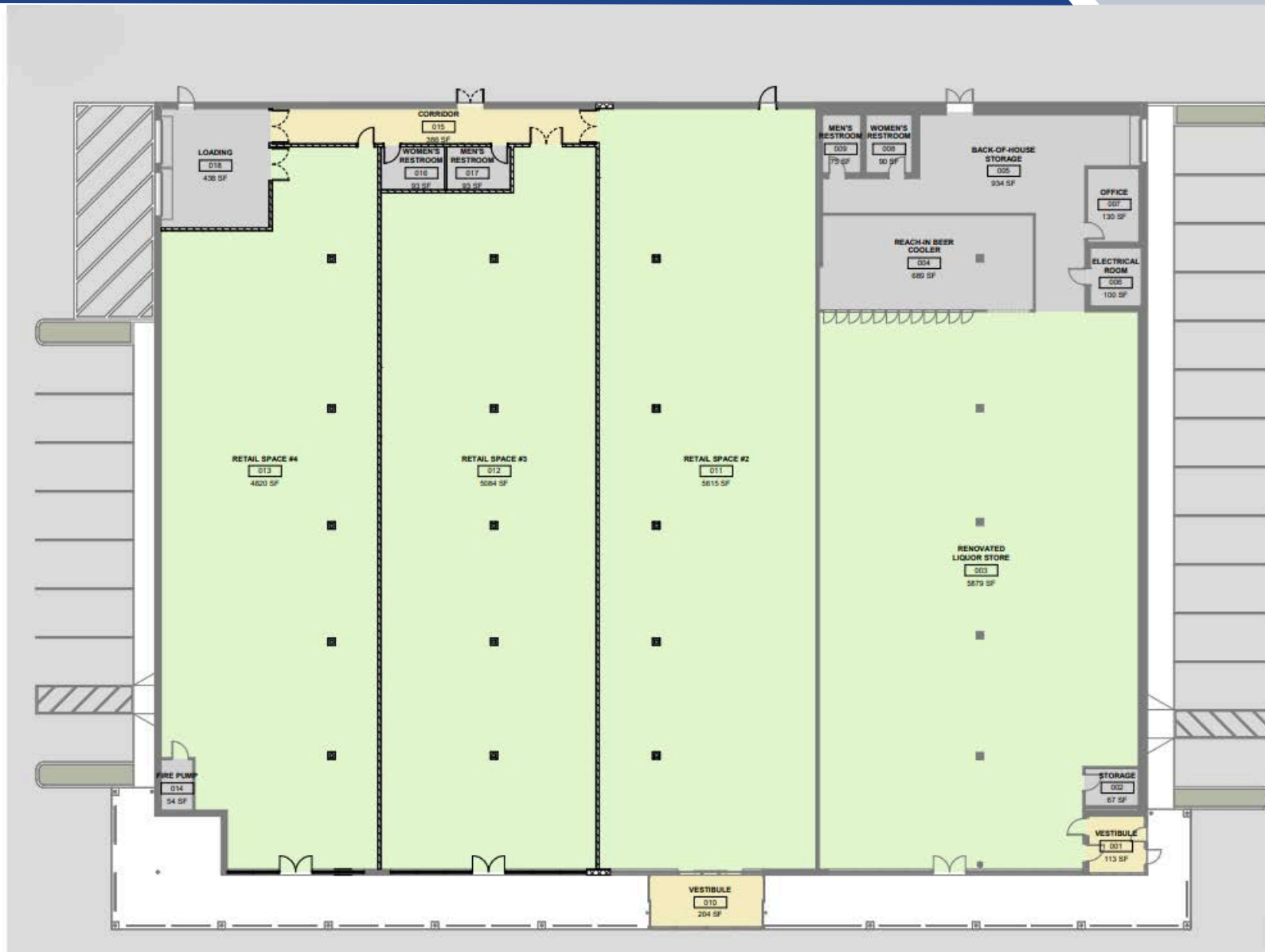
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# PROPOSED MULTI-TENANT SPACE PLAN

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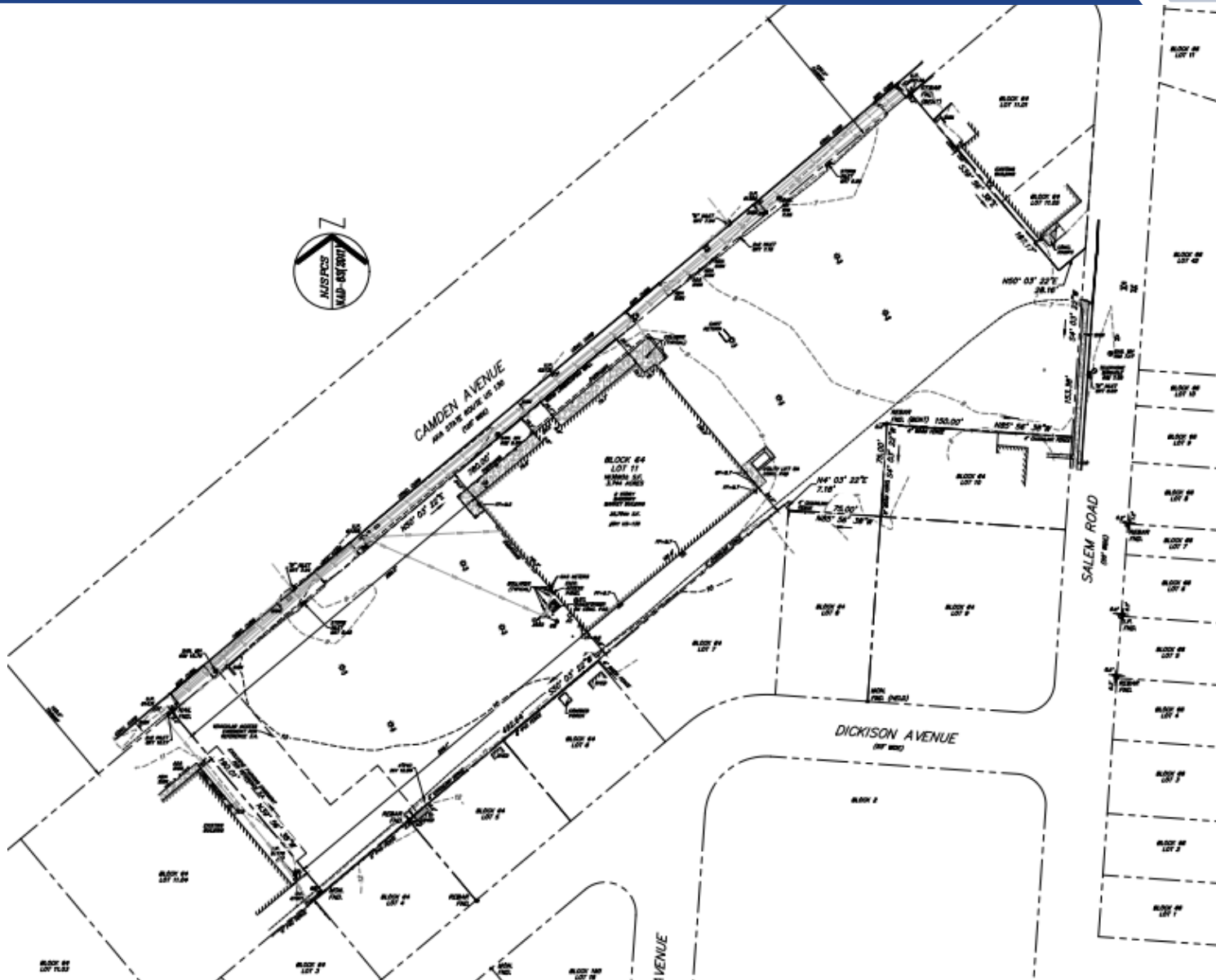
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# SURVEY

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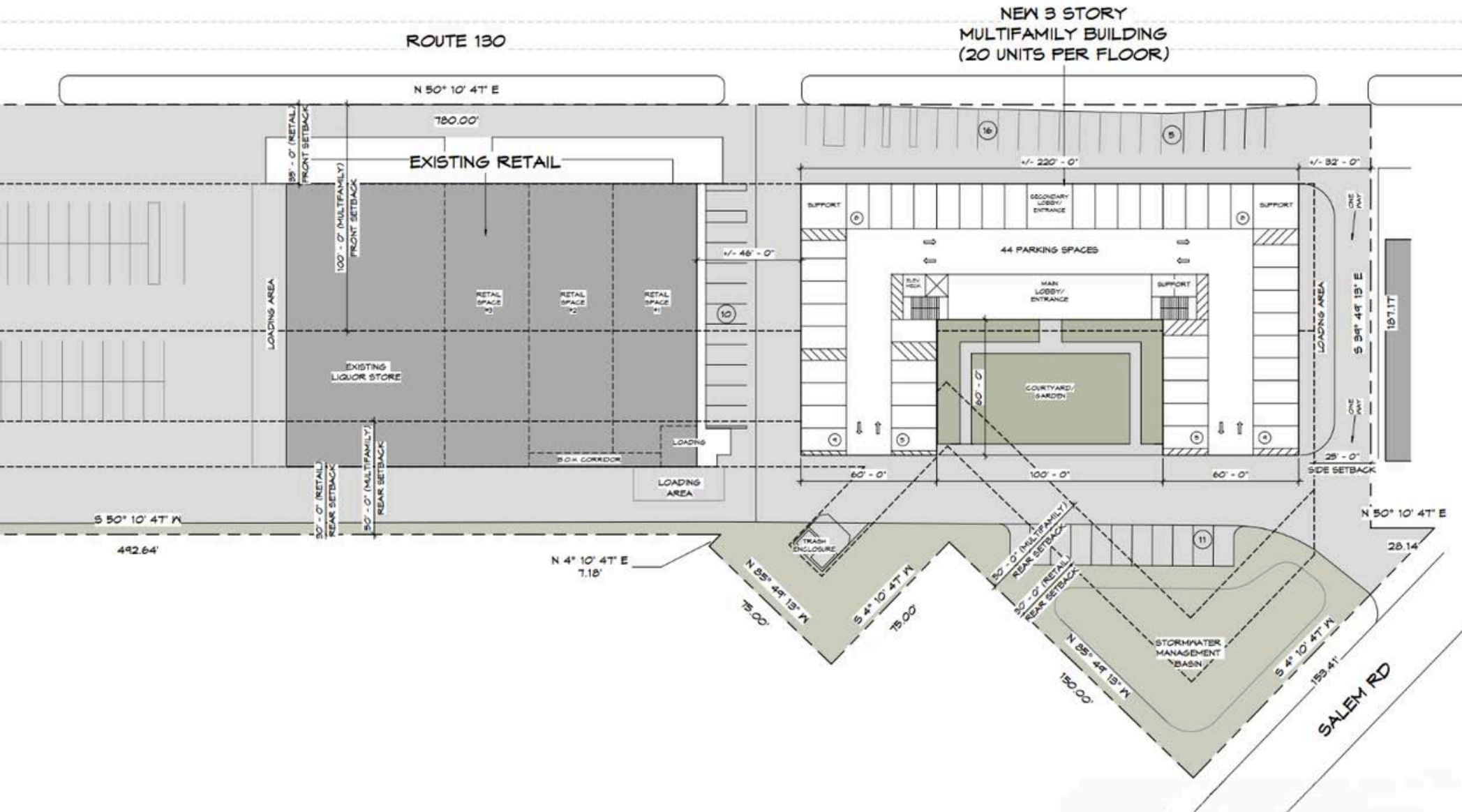
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# DEVELOPMENT PLAN

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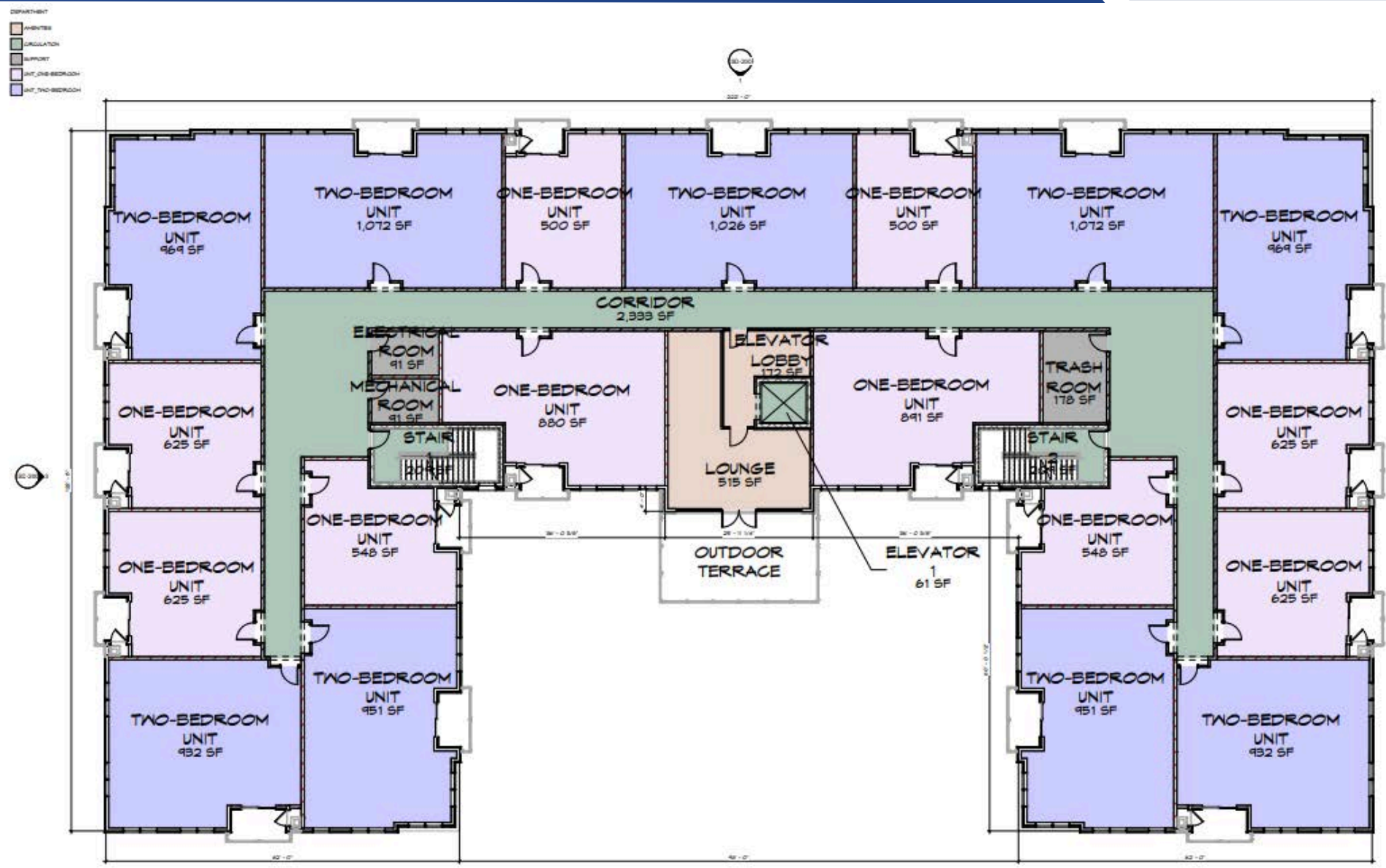


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# DEVELOPMENT PLAN - FLOOR PLATE

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# DEVELOPMENT PLAN - FACADE

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# CONTACT US

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## **LEOR HEMO**

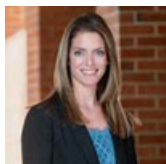
**President & Chief Executive**

**C: 215.514.1750 E: [Leor.Hemo@VantageRES.com](mailto:Leor.Hemo@VantageRES.com)**

Leor Hemo is the founder, President, and Chief Executive of Vantage Real Estate Services. Leor's vision when he founded Vantage in 2017, was to build a unique company focused on teamwork, placing client service above all, and collaboration, both internal and external. Leor's nonconforming approach to leadership and business has helped attract exceptionally talented team members, has yielded clients that rely on Vantage for all their commercial real estate needs, and has contributed to the company's rapid growth in the region.

With 20+ years of commercial real estate experience, Leor brings unparalleled and extensive entrepreneurial experience and knowledge to the firm. Before founding Vantage RES, he held various executive leadership positions at commercial real estate firms. Prior to his career as a CRE broker, Leor served as the managing partner in real estate holdings companies, where he was responsible for all phases of commercial real estate transactions. His broad areas of expertise include business, commercial real estate sales & leasing, real estate investments, site identification, financing, acquisitions, property renovation, property management, and more.

Leor's comprehensive abilities in all aspects of CRE are especially advantageous when representing clients during each phase of real estate transactions in New Jersey and Eastern Pennsylvania. As a Tank Commander in the Israeli Defense Forces, Hemo demonstrated his leadership abilities during active combat. The skills acquired during his time in the army, have shaped his ability to effectively lead his team and service his clients. Leor is a dedicated leader who is driven to achieve excellence.

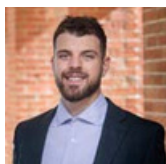


## **EMILY STEIN**

**Managing Director & Director of Healthcare Services**

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Dr. Emily Stein brings a unique entrepreneurial perspective to the commercial real estate industry. Having graduated from the University of Pennsylvania, Emily has a strong work ethic and develops lasting relationships with her clients. With a background as a general dentist that owned her own private practice in South Jersey, Emily has a particular interest in the healthcare sector but has transacted in the retail, industrial, and general office spaces as well. Emily's business experience gives her the ability to advise clients, whether they are tenants, landlords, buyers, or sellers, and meet their specific business needs. She works to build trust with clients and uses her first-hand entrepreneurial experience to achieve the best possible results for her clients. Whether for a primary location, relocation, expansion, or lease renewal, Emily's extensive network of support professionals is an invaluable asset to her clients. Emily's notable clients include Victory Bay and Harmony Bay Wellness, Eleanor Health, O'Donnell Orthopaedics, the Town Center at Short Hills, South Jersey Medical Center, Dr. Sydney Tyson, Tarrytown Exposure, among others.



## **MA'OR HEMO**

**Sales Associate**

**C: 215.514.1899 E: [Maor.Hemo@VantageRES.com](mailto:Maor.Hemo@VantageRES.com)**

Ma'or Hemo brings afresh perspective to commercial real estate, combining his background in education with Vantage's culture of accountability, integrity, and client service. His ability to simplify complex decisions and foster direct, transparent communication helps clients feel confident throughout every stage of a deal. As part of the next generation at Vantage, Ma'or embraces the firm's reputation for results while bringing his own energy and persistence. Outside of work, his adventurous spirit—whether completing Tough Mudder races or long-distance backpacking—mirrors the determination he applies to client goals: relentless, focused, and committed to success.

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