



LARGE REAR WAREHOUSE FOR LEASE

19,500 SQ. FT.

1103 U.S. Route 130 South, Cinnaminson, NJ 08077



WAREHOUSE AVAILABLE FOR LEASE

- *19,500 sq ft or rear warehouse space available on a Total Buildings sq ft: 123,388
- * Total Property sq ft: 592,416
- *Any use considered. / \$9.00 Per Sq Ft. / \$14,625.00 Per Month
- *18 Foot Ceiling Height *Far Column Separation
- *Warehouse is in back of the shopping Center but can enter from front as well.

CONTACT: Sara Gayer (917) 385-2056

sgayer@elliman.com

Tenants

1.- Speed Raceway (Has Axe throwing)

84,440 sq ft

https://speedraceway.com/?utm_source=GMB&utm_medium=organic&utm_campaign=ISEO_SM

2.- Axe Throwing (Has Speedway)

Sq ft. above Combined with Speed Raceway

3.- Hibachi (Also has warehouse space)

17,000 sq ft

Asian buffet options include a hibachi chef who grills meats & veggies to order plus a sushi bar.

4.- Warehouse

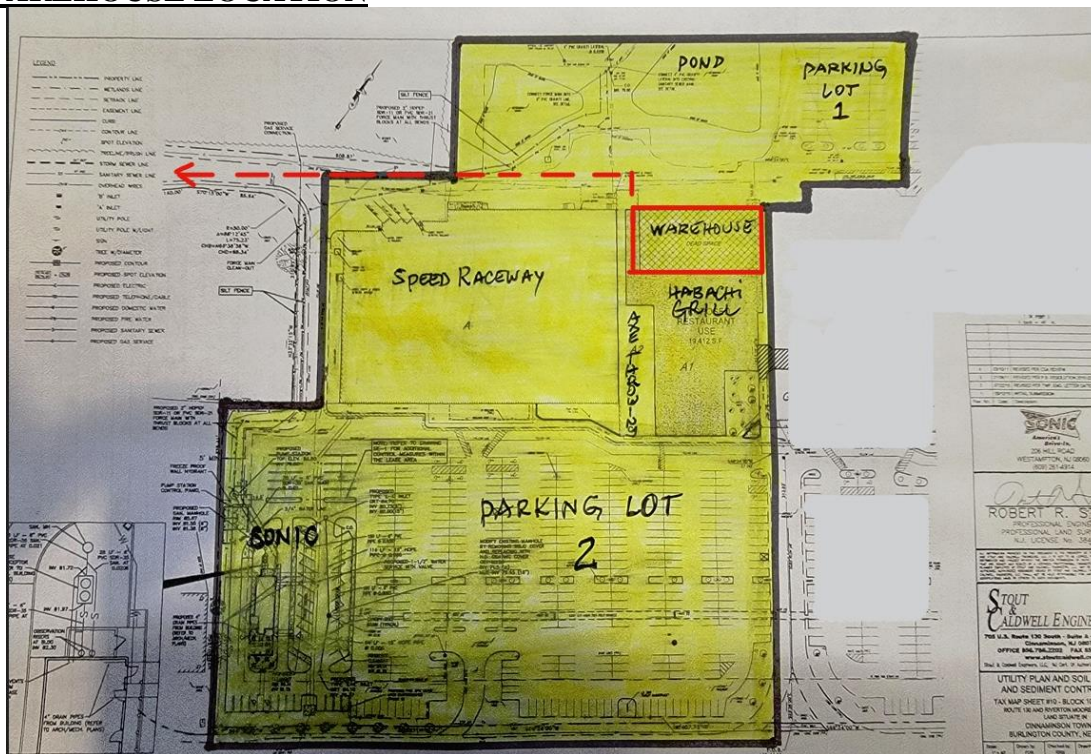
19,500 sq ft **VACANT**


5.- Sonic – Fast Food Restaurant Pad Site

1,532 sq ft

<https://locations.sonicdrivein.com/nj/cinnaminson/1101-route-130-south.html>

WAREHOUSE LOCATION



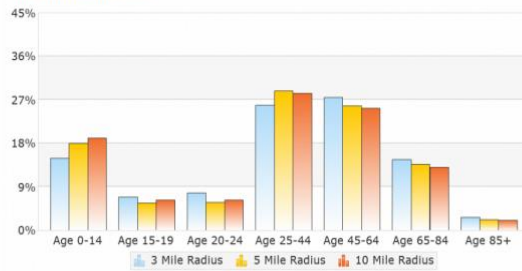
 Demographics	3 miles	5 miles	10 miles
Daytime Population	30,728	100,303	615,842
Population	65,693	275,827	1,453,537
Households	23,401	108,830	563,181
Avg HH Income	\$114,600	\$86,433	\$77,744
Med HH Income	\$89,931	\$65,752	\$56,269

Strong mix of national retail tenants.
Traffic counts of 48,850 vehicles per day on Route 130.

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Demographic Summary Report

TOTAL POPULATION (2019)

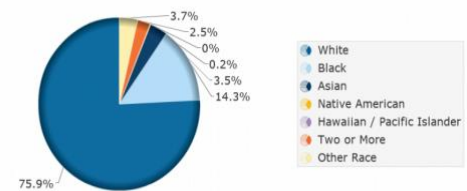


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	62,313	266,473	1,401,525
2010 Census	66,302	277,198	1,435,846
2019 Projection	65,693	275,827	1,453,537
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Growth 2000-2010	6.40%	4.00%	2.40%
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HOUSEHOLDS	3 MILES	5 MILES	10 MILES
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HOUSEHOLDS BY TENURE (2019)	3 MILES	5 MILES	10 MILES
Owner Occupied	18,205	76,964	355,720
Renter Occupied	5,196	31,865	207,462
Vacant	655	3,422	22,917
Total	24,056	112,251	586,099

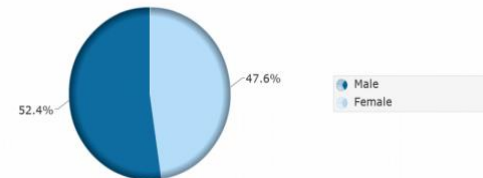
HOUSEHOLDS BY INCOME (2019)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



Tactician Corporation 1 978-475-4475 © 2021 Tactician Corporation.

- Nearby tenants include Walmart, Sam's Club, ShopRite, Burlington Coat Factory, Petco and Ross.

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SONIC FAST FOOD RESTAURANT PAD SITE



HIBACHI GRILL BUFFET RESTAURANT



GO KART RACEWAY / AXE THROWING / HIBACHI



ENTRANCE DRIVE IN FROM MAIN HIGHWAY
RTE: 130



**FRONT SIDE LOT LINE
HABACHI WALL SHOWN and GREEN DOORS ARE
WAREHOUSE ENTRANCE FROM FRONT**



BACK WAREHOUSE TRUCK LOADING DOCK





EXTRA REAR PARKING LOT USE FOR WAREHOUSE







WAREHOUSE INTERIOR














WAREHOUSE REAR ENTRANCE



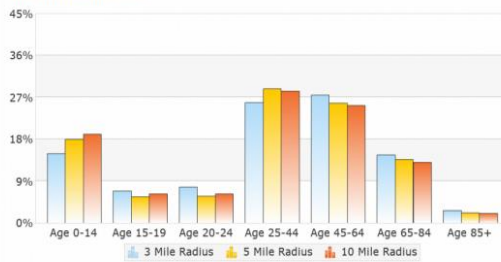


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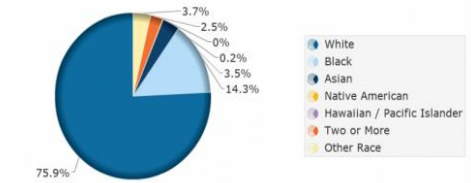


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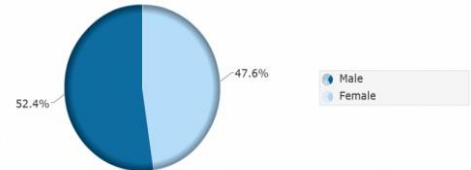
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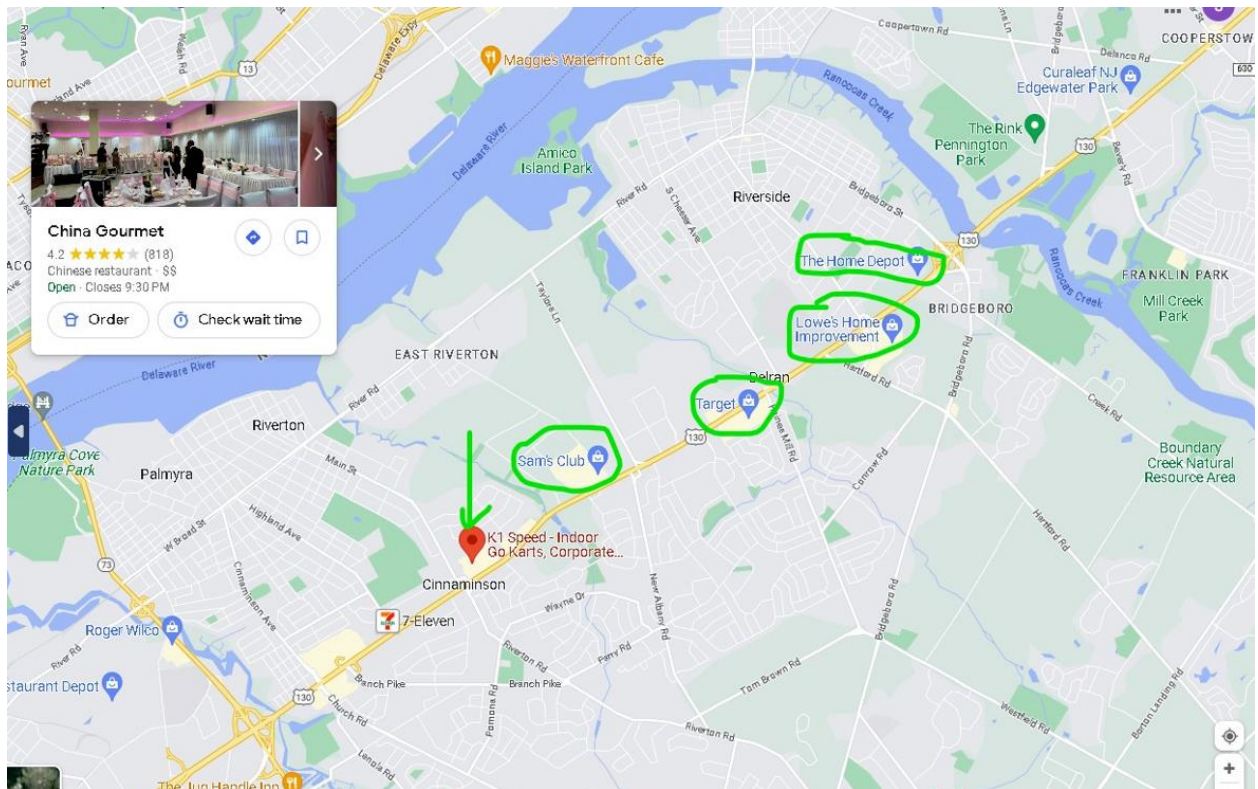
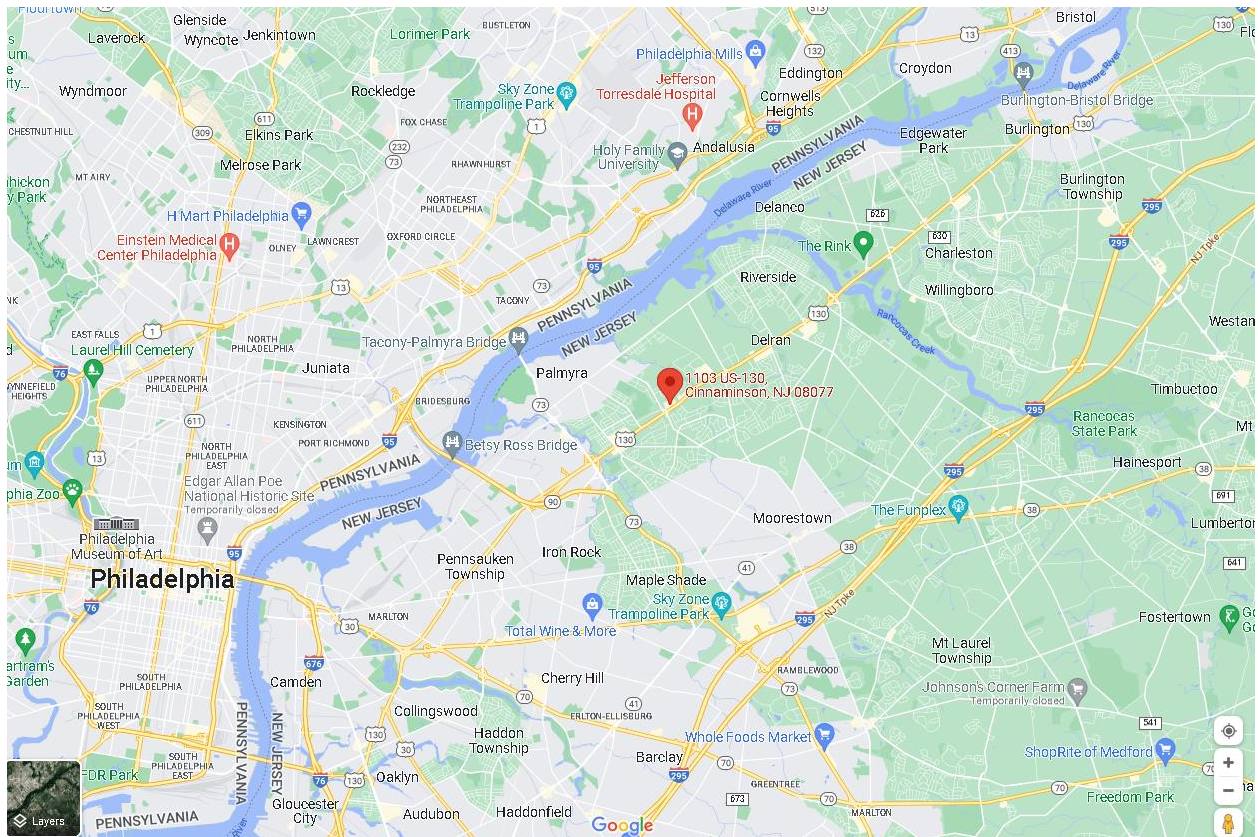


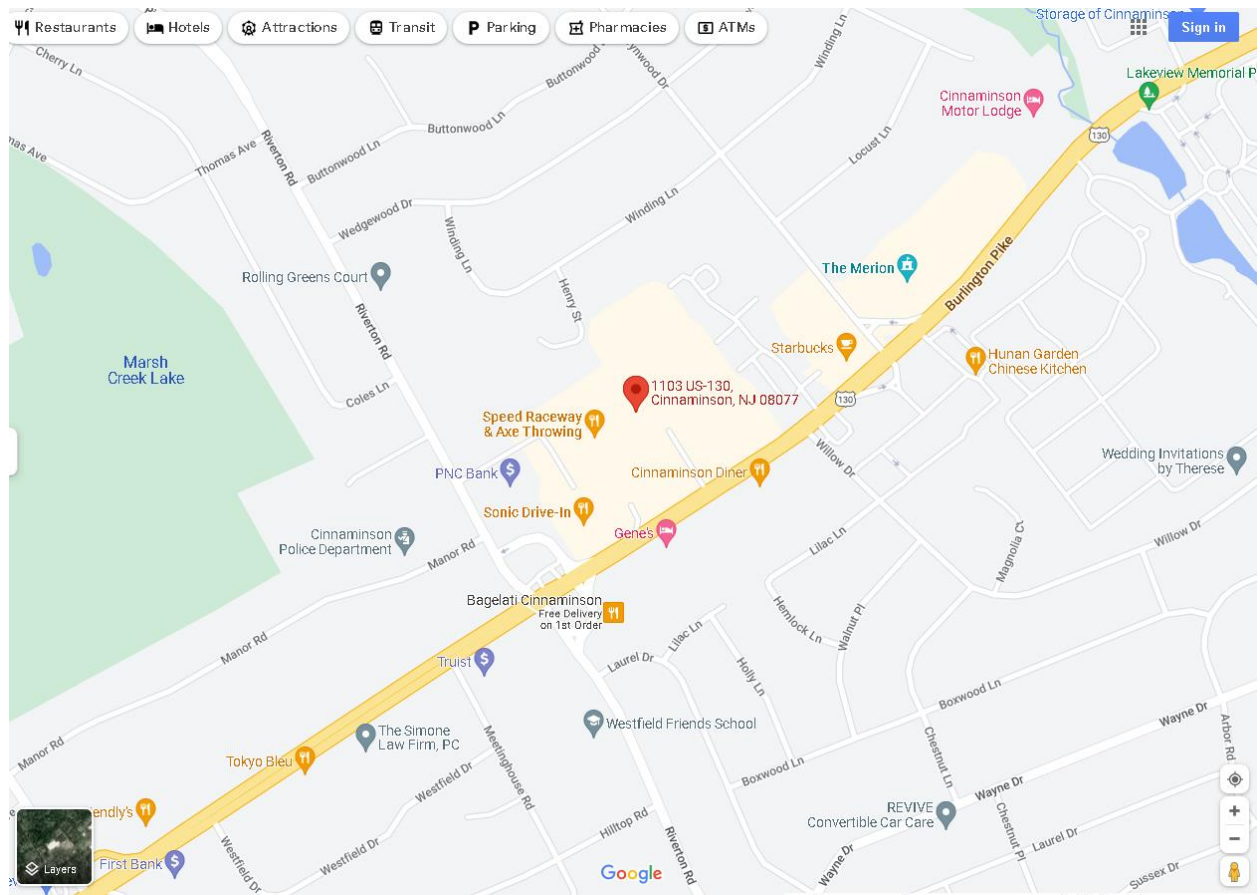
3-MILE BREAKDOWN BY GENDER

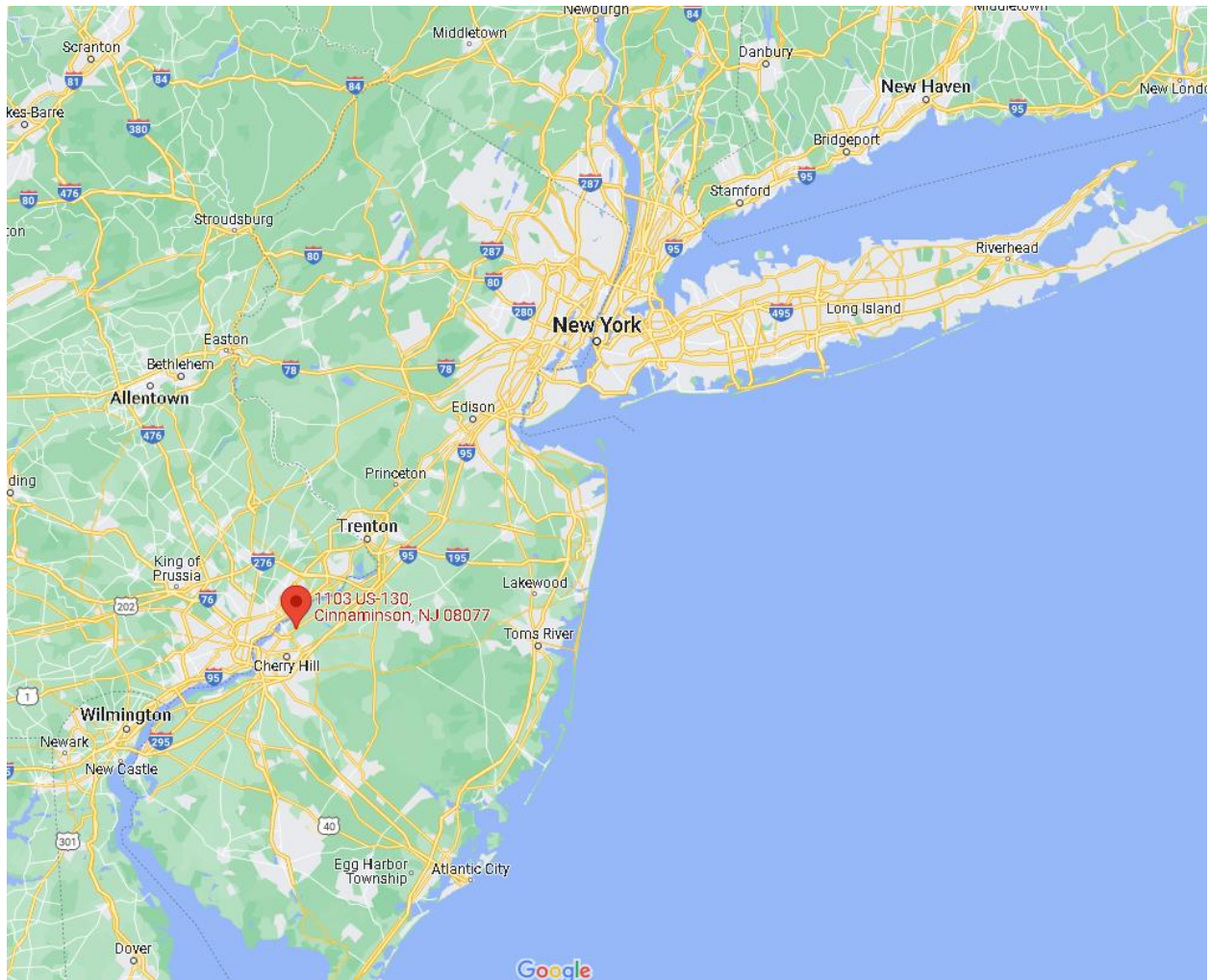


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