



**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](mailto: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=1SEO\\_SM](https://speedraceway.com/?utm_source=GMB&utm_medium=organic&utm_campaign=1SEO_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

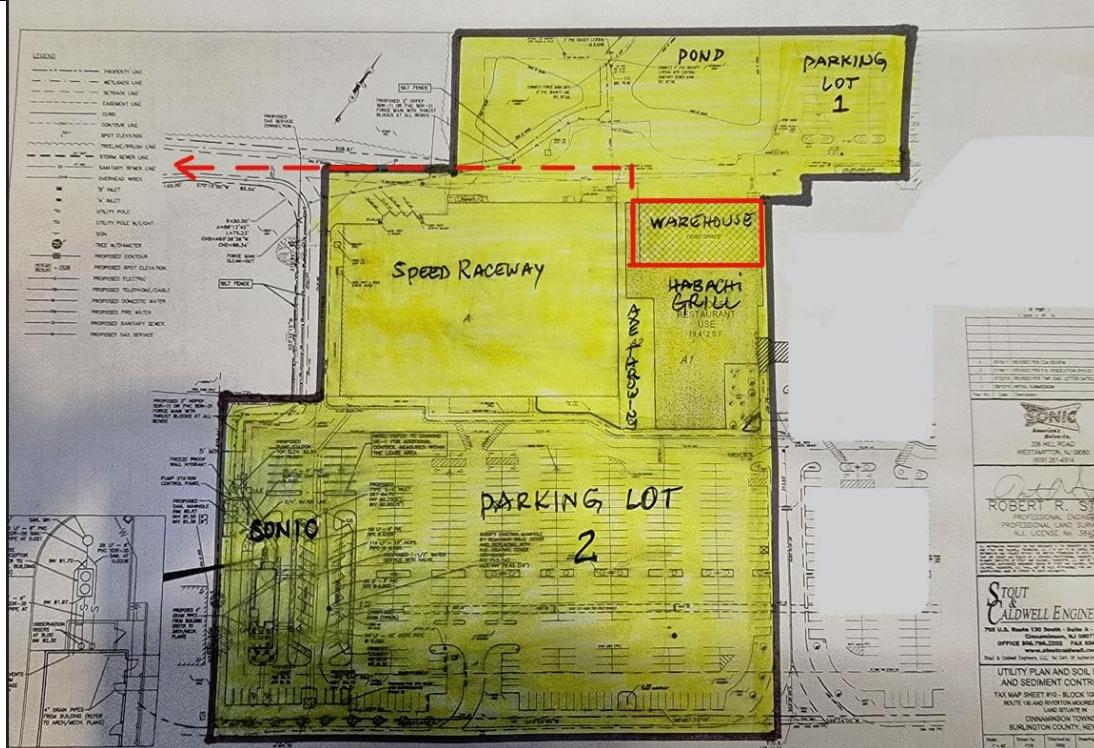
**19,500 sq ft VACANT**

### 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.

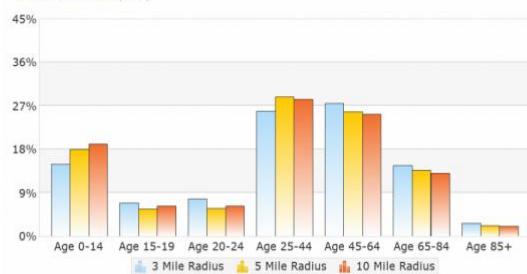
Traffic counts of 48,850 vehicles per day on Route 130.

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## Demographic Summary Report

### TOTAL POPULATION (2019)



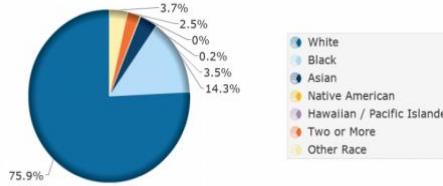
### POPULATION

	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
2024 Projection	65,717	276,404	1,464,793
Growth 2000-2010	6.40%	4.00%	2.40%
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INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$114,600	\$86,433	\$77,744
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HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2019 Projection	23,401	108,830	563,181
2024 Projection	23,930	110,878	575,172
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

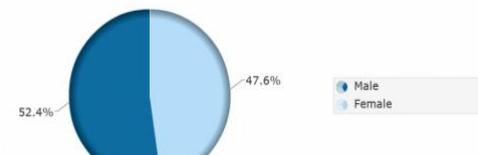
### HOUSEHOLDS BY INCOME (2019)



### 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





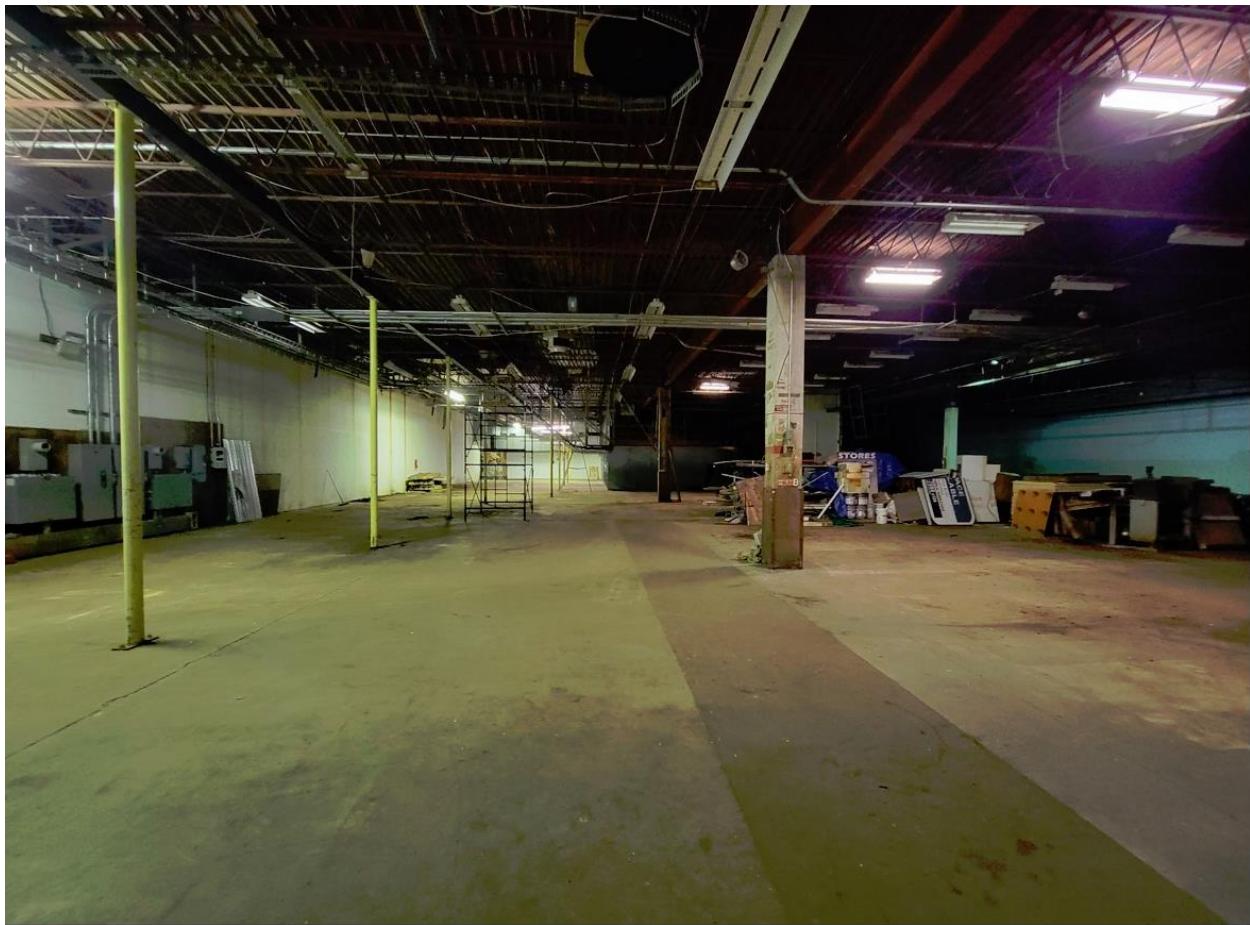
## **EXTRA REAR PARKING LOT USE FOR WAREHOUSE**







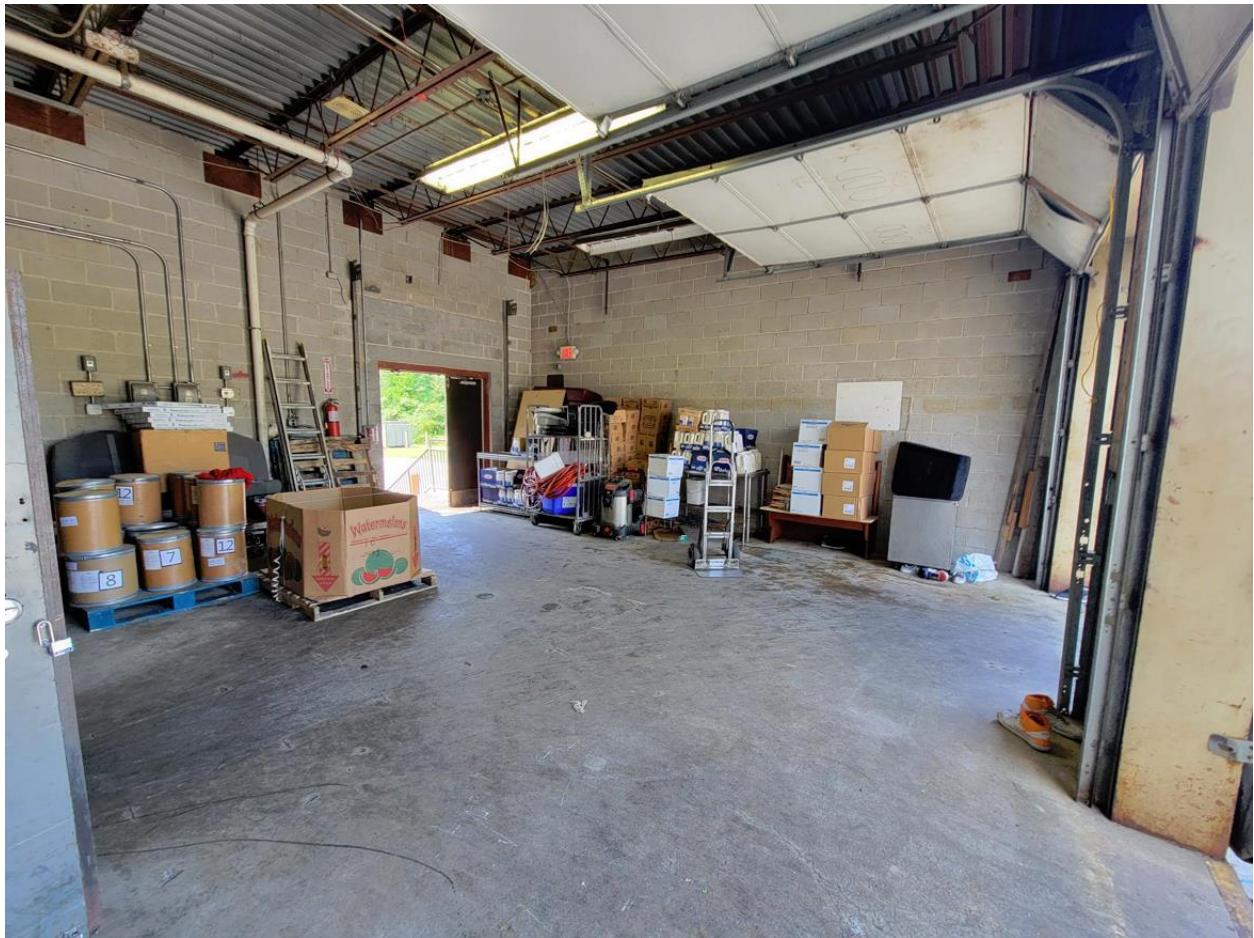
## WAREHOUSE INTERIOR





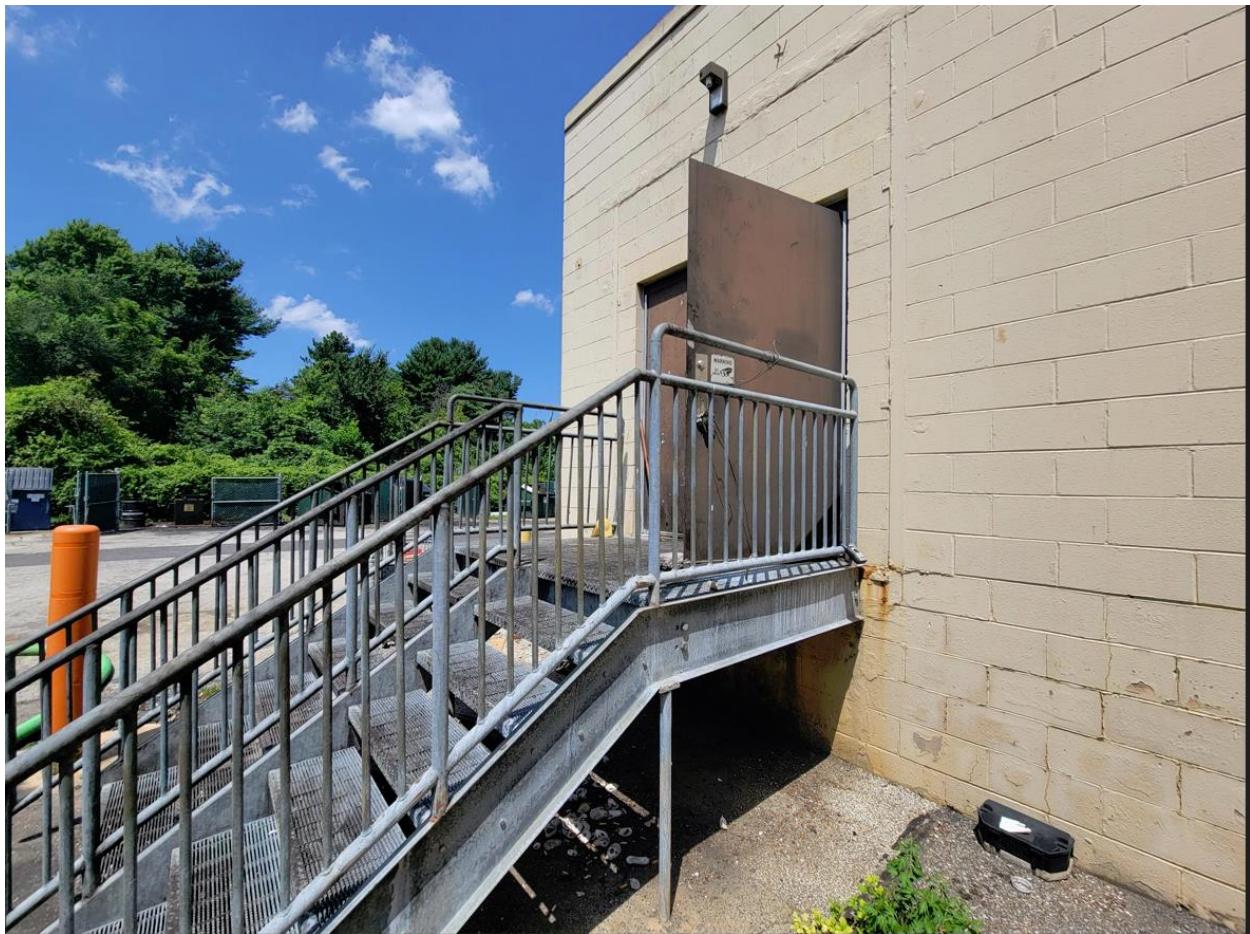








## WAREHOUSE REAR ENTRANCE





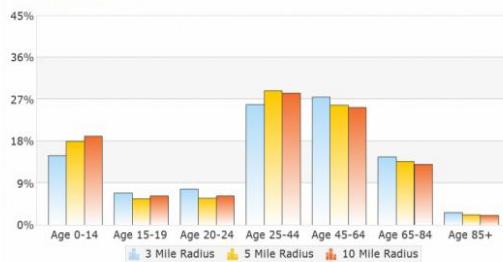
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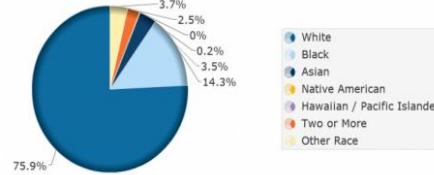
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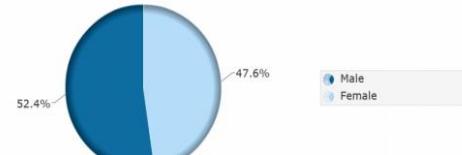
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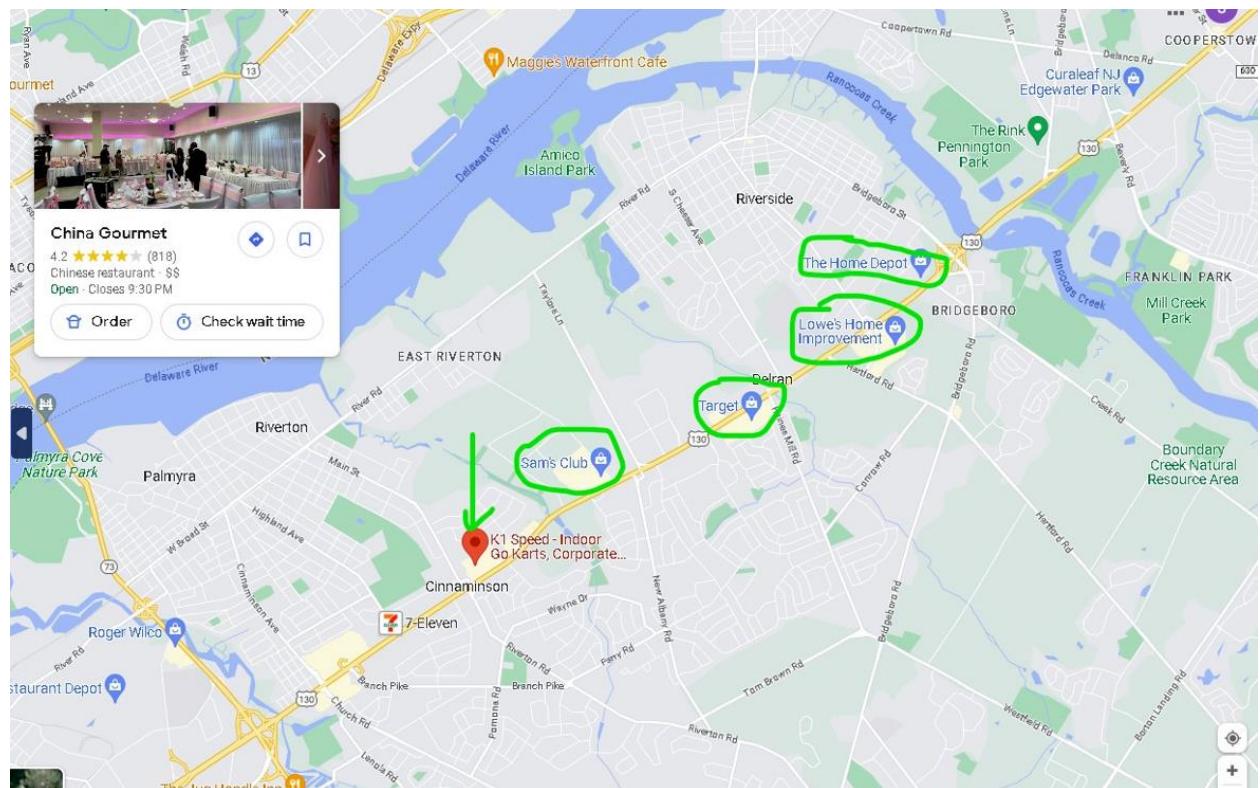
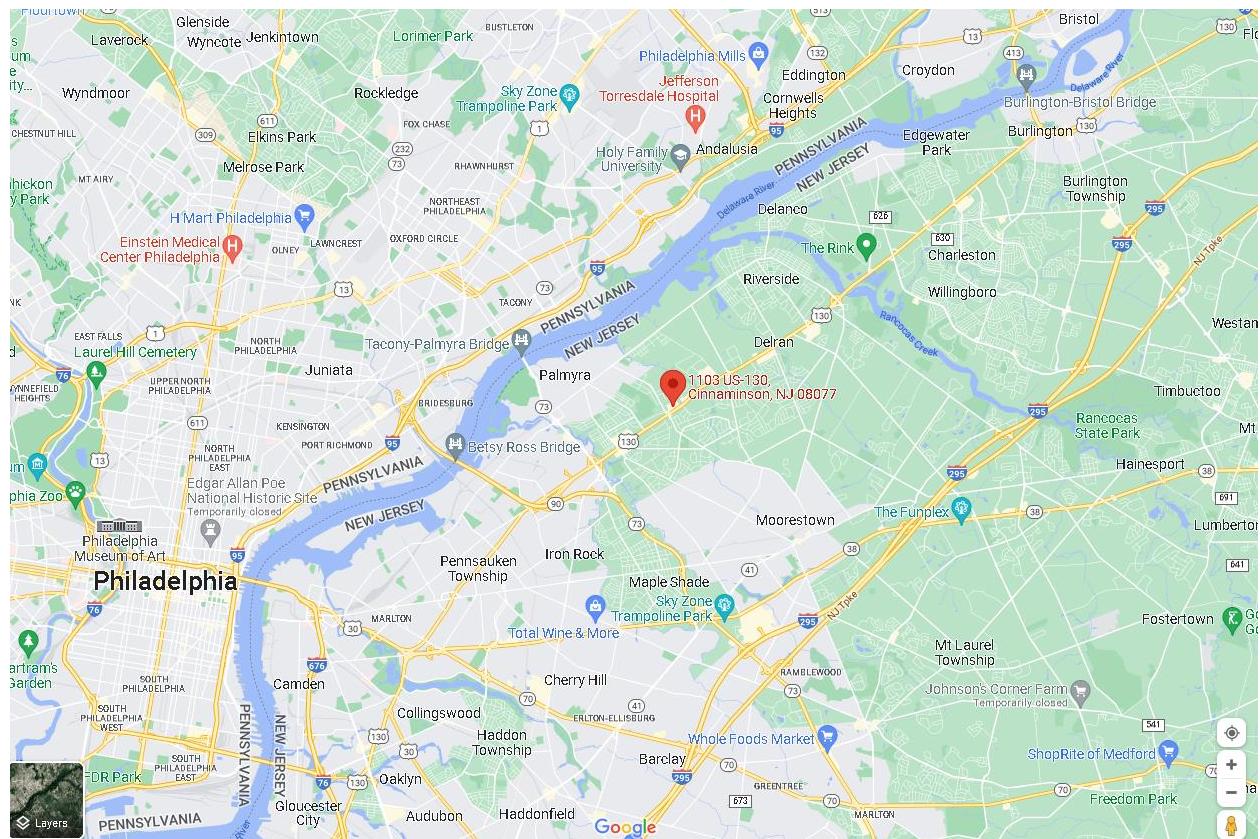


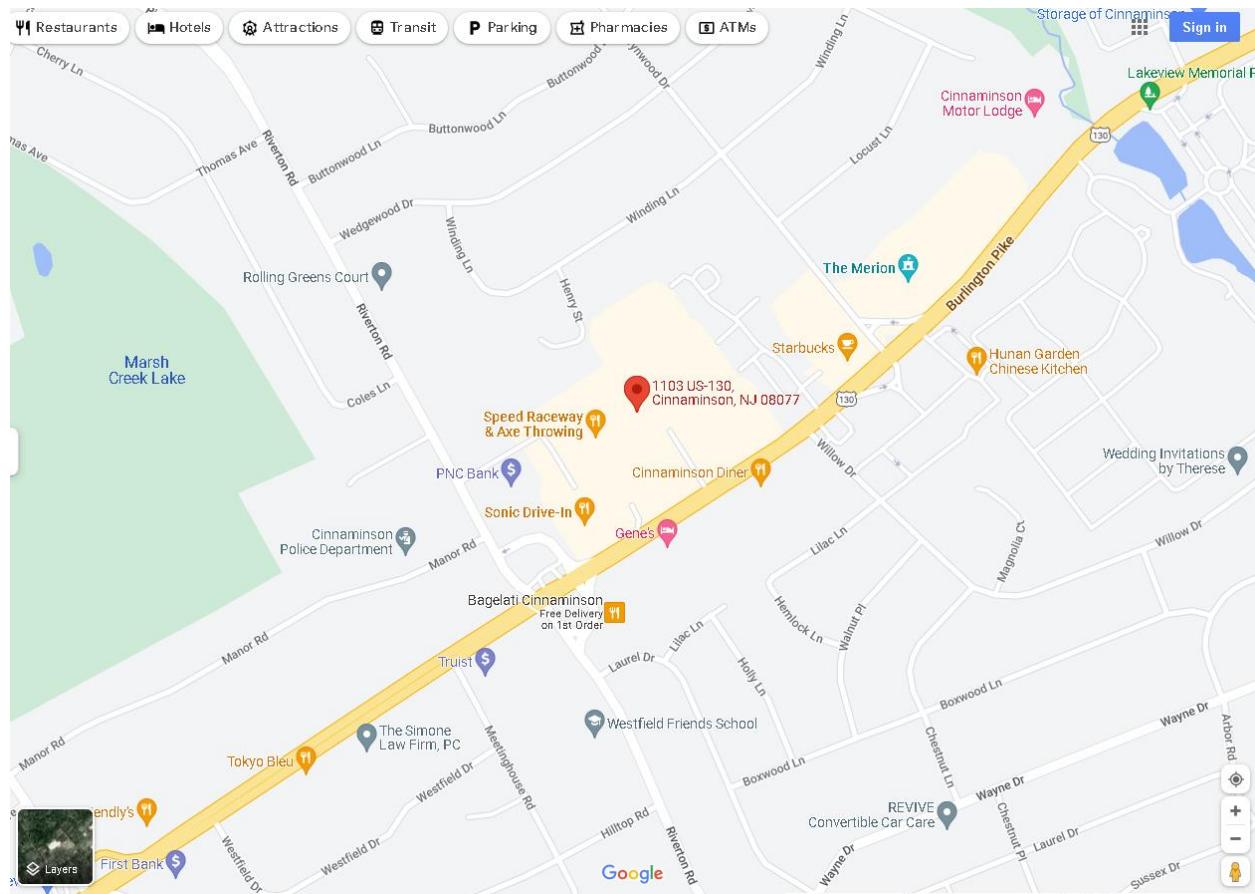
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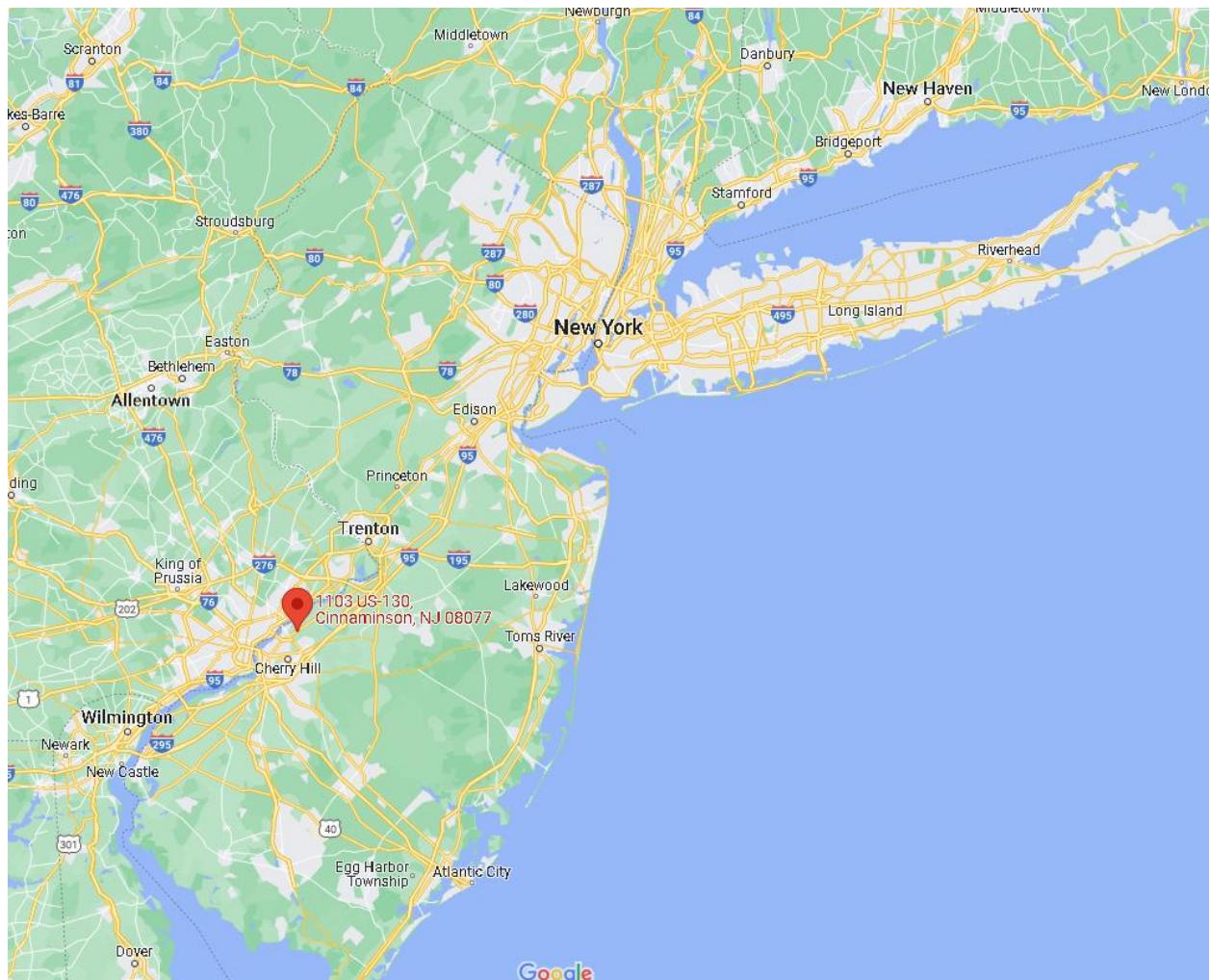


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