



PET HOSPITALITY FACILITY

585 ROUTE 73

WEST BERLIN, NJ



OWNER/USER or INVESTMENT OPPORTUNITY

For more information, please contact the listing broker:

Beth Chezmar
908.477.0291
beth.chezmar@lee-associates.com

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Lee & Associates - WBE, LLC
611 River Drive, 4th Floor
Elmwood Park, NJ 07407

ASSET OVERVIEW

A rare operational real estate opportunity in the expanding pet-care sector. Existing infrastructure, established location with Route 73 visibility, allows for fast market entry for a sector user. Additionally, this property offers below market in-place occupancy, mark-to-market rent potential, operational takeover optionality, and below replacement cost acquisition basis.

SITE DETAILS



16,643 SF purpose-built pet hospitality facility



2.64-acre site (C2 Zoning)



Operated continuously as pet-care facility for ~20 years



Existing kennel/daycare/grooming infrastructure



Existing parking with expansion potential



Route 73 visibility and access



Single-tenant operational layout



Existing regional customer awareness

EXISTING FACILITY INFRASTRUCTURE

- Built-out kennel accommodations
- Drainage/wash systems
- Existing HVAC infrastructure
- Indoor/outdoor play areas
- Grooming/service areas
- Reception/lobby buildout
- Existing utility capacity
- Existing life-safety infrastructure

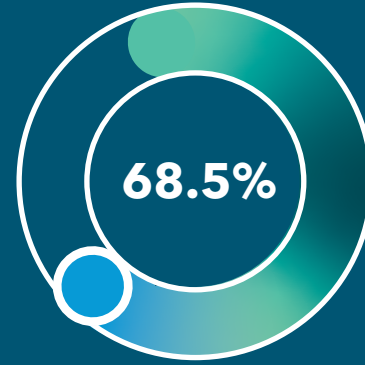
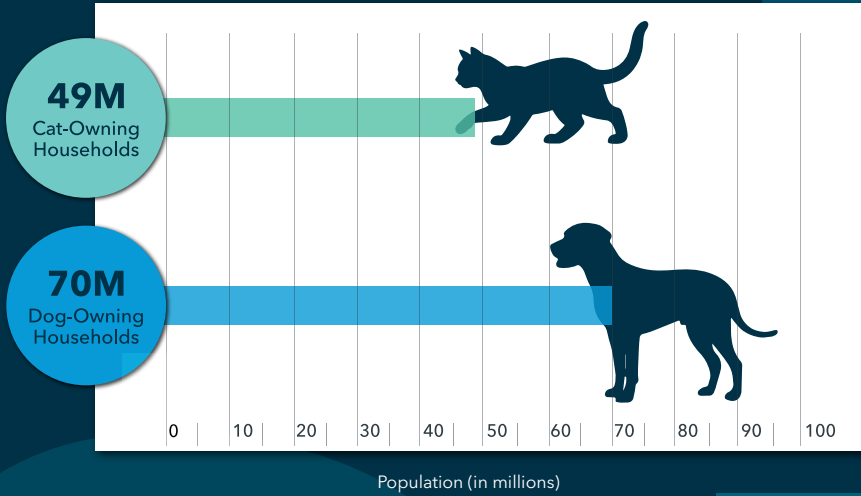
Significant existing infrastructure reduces time to market and capital requirements of ground-up development.



INDUSTRY OUTLOOK

- Approximately 94-95 million U.S. households own pets.
- Dog ownership continues to grow nationally.
- Pet ownership now reaches approximately two-thirds of U.S. households.

PET OWNERSHIP CONTINUES TO EXPAND ACROSS U.S. HOUSEHOLDS



U.S. Households with pets

Pet boarding market projected to exceed

\$14B
by 2030



Boarding & Daycare



Grooming



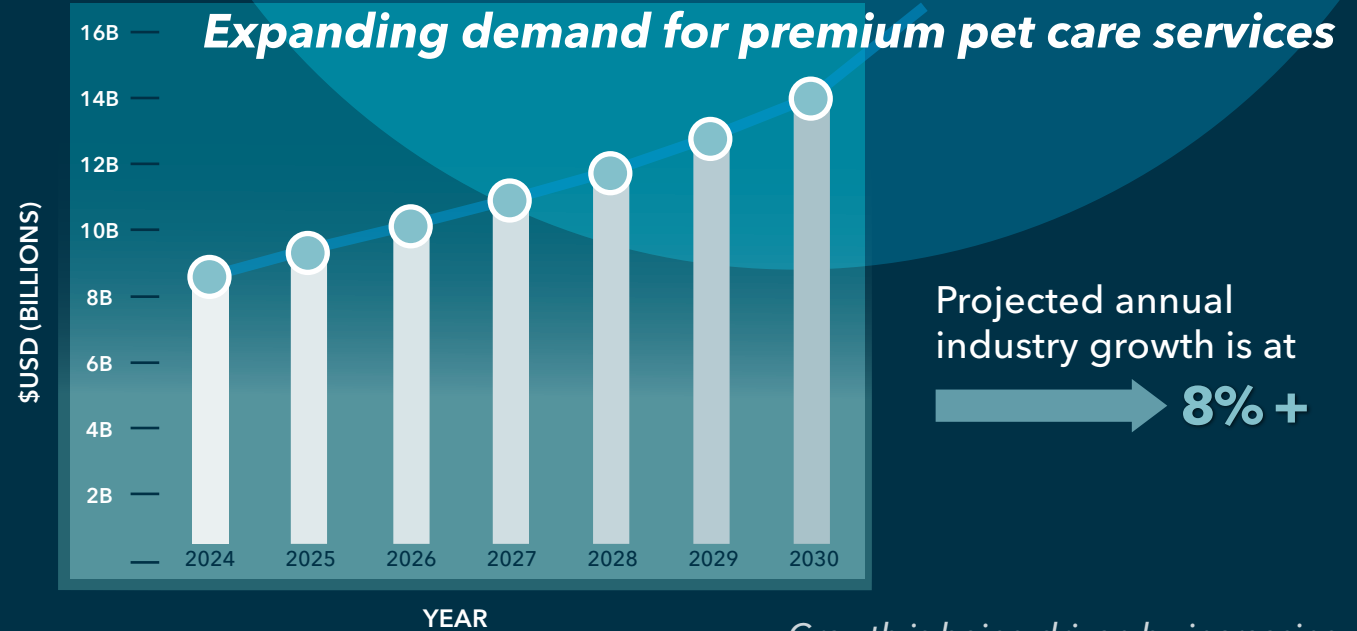
Veterinary Care



Luxury Pet Services



Pet Insurance



Pet services spending continues to outpace broader consumer spending trends as pets are increasingly treated as family members.

Growth is being driven by increasing pet **ownership**, pet **humanization**, rising **disposable income**, increased **travel**, and expanding demand for **premium pet care services**.


LOCATION OVERVIEW

KEY DISTANCES

- IMMEDIATELY OFF NJ ROUTE 73
- 7.25 MILES FROM INTERSTATE 295
- 18 MILES | 30 MINUTES FROM CAMDEN, NJ
- 20 MILES | 35 MINUTES FROM PHILADELPHIA, PA
- 25 MILES | 40 MINUTES FROM PHILADELPHIA AIRPORT

Average Commute:
28-35 minutes

40,465
CARS PER DAY
at the nearest collection .29
miles away: Berlin Kresson
Road & Lafayette Ave S



2026 DATA
- COSTAR -



This property's regional highway access supports consumer traffic and destination-based retail uses.

WHY EXISTING FACILITIES MATTER



A compelling basis relative to replacement cost

585 Route 73 in West Berlin has successfully operated as a pet hospitality facility for approximately twenty years under a nationally recognized pet-care operator, validating both the location and long-term market demand. An operator can acquire the purpose built facility without neighbor opposition, environmental and noise hurdles, permitting considerations, and zoning restrictions.



Zoning Summary:

Located in Berlin Township within the C-2 Highway Commercial zone.



Operational Advantages:

Use "as-is", renovate or expand for retail, daycare, medical, veterinary, or office use.



Investment Positioning:

Negotiate with Existing Tenant to retain as Investment (lease expiry December 2026).

• ZONING:

C-2 Highway Commercial

• MUNICIPALITY:

Berlin Township

• PERMITTED USES:

- Retail
- Office
- Medical
- Daycare
- Specialty Commercial

• EXISTING USE:

Legal Existing Pet Hospitality Facility

- Existing purpose-built pet hospitality infrastructure

- Continuous operating history since 2000

- Existing regional customer awareness

- Existing parking with expansion potential

- Below replacement cost acquisition basis

- Immediate operational occupancy potential

- Route 73 visibility and regional accessibility

- Existing income in place through December 2026

- Market-to-market rent potential

- Repositioning and modernization opportunity

- Ability to accommodate owner/user occupancy

- Potential for strategic operator acquisition

- Long-term flexibility supported by C-2 zoning

RADIUS MAP



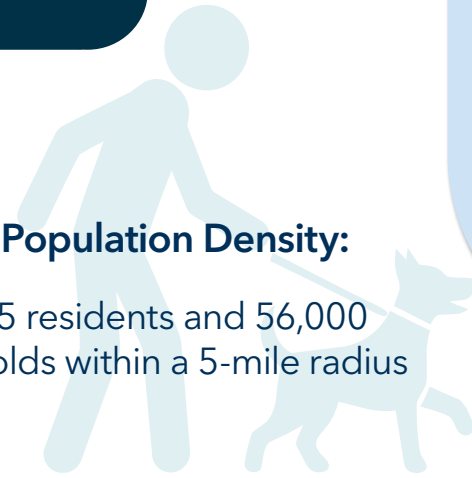
	16 Min 7.2 Miles	• PHILADELPHIA: 38 Min 20.9 Miles
	22 Min 13.1 Miles	• CHERRY HILL: 21 Min 9.6 Miles
	27 Min 17.6 Miles	• ATLANTIC CITY: 1Hr 58 Min 90.1 Miles
	17 Min 8.2 Miles	• NEW YORK CITY: 57 Min 46.7 Miles

DEMOGRAPHICS



Robust Population Density:

±146,295 residents and 56,000 households within a 5-mile radius



Berlin Township Suburban Family Insight:

- ~55% married households
- ~34% of households include children under 18
- Average household size: ~2.7-2.8 persons
- Median Household Income: Approximately \$75K - \$92K
- Average Household Income: Approximately \$105,000+

	1 MILE	3 MILES	5 MILES
2024 Households	2,269	15,965	56,150
2029 Household Projection	2,260	16,006	56,241
Children Under 5	325	2,359	7,939
Median Age	43.8	41.3	41.7
Annual Population Growth 2020-2024	-0.7%	0%	-0.2%

Pet-related commercial services are strongly supported

IMPACTFUL REGIONAL DEMOGRAPHICS

- Suburban family-oriented households
- Larger single-family housing stock
- Higher homeownership rates
- Strong demand drivers for veterinary, grooming, daycare, boarding, and pet hospitality uses



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

At ~\$120/SF this facility is priced materially below replacement cost and represents a **substantial discount** to the cost and timeline for new construction of a comparably sized building in southern New Jersey.

This property offers a rare opportunity to acquire an **established, purpose-built** pet hospitality facility with **embedded operational infrastructure** and **long-term market relevance** at a basis materially below replacement cost.

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Director

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