



**SHOPPING CENTER FOR SALE WITH WAREHOUSE**  
**AND ADDITIONAL FUTURE 250,000 BUILDABLE**  
**SQUARE FEET**

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



**FOR SALE: \$11,000,000**

**(Commercial Buildable on this site 250,000 sq. ft.) However, town has been known to be residential zone change friendly.)**

**GROSS SITE AREA**

Approx. 13.60 Acres

Total Buildings sq. ft.: 123,388

Total Property sq. ft.: 592,416

**Sara Gayer**

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## Income and Expenses

Gross income \$804,000

Taxes \$114,500

Insurance \$35,000

Landscaping \$11,100

Sweeping \$14,400

Electric \$18,000

Water \$16,000

Sewer \$12,000

Pond Management \$2,700

Alarm \$4,600

Snow removal is based on the season average of \$20,000

Repair and maintenance \$15,000

Management \$22,500

Total expenses: \$285,800

Total Net Income: Approx. \$525,000 (Without the current warehouse occupied which could rent for \$10k P/M)

**Upside: New better AAA Tenants, Utilize buildable rights, Lease warehouse.  
Current Cap can be increased significantly.**

## Tenants

1.- **K2 Speed Raceway** (Has Axe throwing) **Exp. 2/28/35**

**84,440 sq ft Pays : \$41,000 Per Month**

[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) **Exp. 2/28/35**

**Sq ft. above Combined with Speed Raceway. Rent above combined.**

3.- **Hibachi** (Also has warehouse space) just renewed option **Exp. 1/31/2032**

**17,000 sq ft Pays: \$12,954 Per Month**

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

4.- **Warehouse** (Was leased by Habachi for \$8,000 per month ) **Now Vacant**

**19,412 sq ft Potential Pro Forma: \$12,000+ Per month.**

5.- **Sonic** – **Exp. 3/31/32**

**1,532 sq ft Pays: \$6,050 Per Month**

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

**Upside:**

Create additional large warehouse on back parking lot with possible increasing land size on pond area.

**Utilize the Commercial Buildable Rights over 250,000 sq. ft. to front and back of shopping center. Any potential residential ideas would require a zoning change which is a possibility. There is a second entrance on the side street in the back besides US Route 130 as seen in photo.**

Let Raceway and Axe expire and get National tenant at increase rent.

Possibly add additional pad site Tenant.

Potentially remove Hibachi and Warehouse tenant in future before 2032.





# RETAIL COMP and DEMOGRAPHICS

Cinnaminson, New Jersey

Harbor Freight tools just signed 15 years lease  
2501 Route 130 S  
Cinnaminson, NJ

<https://www.harborfreight.com/storelocator/2501-route-130-s-suite-tbd-cinnaminson-08077?number=3368>


<https://www.loopnet.com/Listing/2501-Route-130-S-Cinnaminson-NJ/18217820/>

## HARBOR FREIGHT TOOLS

**14,750 sq ft**

**\$15.00 per sq ft**

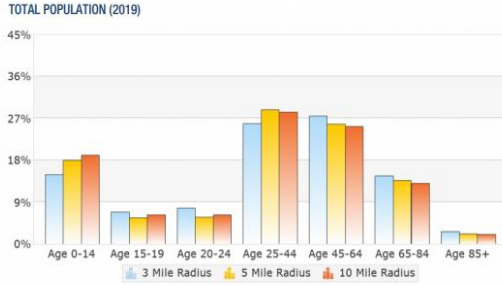
Currently under build out

 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.

Demographic  
Summary Report



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%
Daytime Population	30,728	100,303	615,842

INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$114,600	\$86,433	\$77,744
Median Household Income	\$89,931	\$65,752	\$56,269

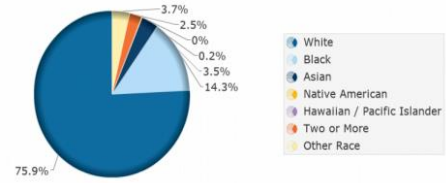
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2019 Projection	23,401	108,830	563,181
2024 Projection	23,930	110,878	575,172

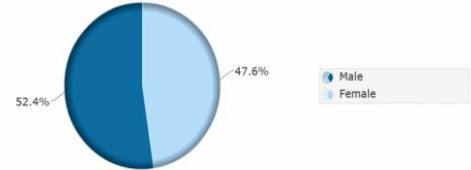
HOUSEHOLDS BY TENURE (2019)	3 MILES	5 MILES	10 MILES
Owner Occupied	18,205	76,964	355,720
Renter Occupied	5,196	31,865	207,462
Vacant	655	3,422	22,917
Total	24,056	112,251	586,099



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.

## K2 KART RACEWAY TENANT





# 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 OWNED BY SELLER  
HABACHI WALL and GREEN DOORS ARE BACK  
WAREHOUSE**



## BACK WAREHOUSE TRUCK LOADING DOCK





## **REAR EXTRA PARKING LOT ADD VALUE OPPORTUNITY**







## **BACK WAREHOUSE INTERIOR**



**GREAT FOR PICKLEBALL COMPANY  
OR ANY SPORTS USE.  
YELLOW COLUMNS HAVE NOW BEEN REMOVED  
SO HAS COLUMN SEPARATION SIZE TO FIT  
STANDARD PICKELBALL COURTS.**

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