

## +/- 21,563 RETAIL/OFFICE BUILDING FOR SALE 226 HADDONFIELD ROAD | CHERRY HILL | NJ



### Contact Us

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### Building Features

Location	226 Haddonfield Road Cherry Hill, NJ Intersection of Haddonfield Road and Dudley Avenue
Size/SF Available	+/- 21,563 sf
Asking Sale Price	\$3,500,000 (\$162.00/sf)
Signage	Pylon and store signage along Haddonfield Road
Investment Overview	The Subject Property is a 21,563 +/- rentable square foot multi-tenanted retail building leased to Destination XL (NASDAQ: DXLG), Tiger Schulmann's MMA, Hospice of New Jersey, Summit Ridge Title Agency, and Premier Energy. Occupied by investment grade tenants with a large percentage of the property being leased for 10 - 15 years. The subject property is an excellent cash flow opportunity located at a traffic light prominently at the corner of Haddonfield and Dudley Ave, across from the Cherry Hill Mall.
Area Description	Property is located at a traffic light prominently at the corner of Haddonfield and Dudley Ave, across from the Cherry Hill Mall.  Cherry Hill is the heart of business and commerce in South Jersey. It is the destination point for shopping for people, of all median income levels, from the surrounding counties. Cherry Hill, which features tens of thousands of residents, features hundreds of restaurants and stores.

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**ABOUT SUBJECT PROPERTY**

The property has recently undergone a massive exterior/interior renovation and features meticulously maintained grounds. Excellent location for an investor looking for maximum exposure adjacent to the Cherry Hill Mall. This mix use property will be the focal point for all shoppers leaving the Cherry Hill Mall from one of the busiest exits/entrances on the grounds.

**FINANCING ASSUMPTIONS**

2014 Projected Income:  
 Asking Price: \$3,500,000  
 As Leased at 100% Occupancy: \$440,000  
 Less Expenses: \$132,000 (est. 2014)  
 Estimated NOI: \$308,000 (est. 2014)  
 Estimated CAP Rate: 8.8%

**CURRENT TENANTS**

**Destination XL** (NASDAQ: DXLG) is a unique, all-inclusive superstore that offers one of the most extensive assortments of men's big & tall clothing and shoes available anywhere. This "one-stop-shop" concept is designed to make the big & tall man's shopping experience more convenient and enjoyable. From value-priced private labels to high-end designer names, Destination XL offers thousands of styles in the widest range of sizes.

**Tiger Schulmann's**, established in 1984, trains thousands of men, women and children weekly in mixed martial arts.

**Hospice of New Jersey** is proud to deliver programs dedicated to serve veterans, Alzheimer's patients, and patient families requiring extra support. We believe that every patient is different and has the right to specialized care and treatment plans.

**Conigent** is a process improvement and business management consulting firm, focused on designing, implementing, and optimizing cloud applications to alleviate operational bottlenecks.

**Wodify** is self-funded, profitable, and slowly taking the Affiliate community by storm. Our founder-run team of software and CrossFit enthusiasts work hard to make box owners, coaches, and athletes



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