

LANDMARK DINER



FOR SALE

±9,981 SF SITUATED ON 2.11 ACRES

14 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ

Property Overview

Geet's Diner 14 N. Black Horse Pike, Williamstown, NJ 08094

Wolf Commercial Real Estate (WCRE) proudly presents its exclusive representation for the sale of Geet's Diner located at 14 North Black Horse Pike, Williamstown, New Jersey, an iconic dining and entertainment establishment. Located at the prominent junction of Black Horse Pike and Sicklerville Road, this property comprises a 9,981 square foot building nestled on a spacious 2.11-acre lot.

Geet's Diner has recently undergone a comprehensive renovation, transforming it into a modern and inviting space. The restaurant and bar area features two expansive open dining sections, equipped with 222 booths, tables, and counter seating. Additionally, there is both an interior and exterior bar with a combined seating capacity for 32 patrons, along with 58 booths and tables. The facility also includes a private event area, a dedicated office space with a private bathroom, and security system.

The heart of the operation, the kitchen, boasts state-of-the-art facilities, including two new hoods spanning over 50 feet each, as well as new commercial appliances. The basement houses multiple walk-in refrigerators and freezers, specifically designed for climate-controlled storage of alcoholic beverages and perishable goods. Furthermore, new owners will find ample storage closets, a dedicated baking area, employee area with lockers, bathrooms and seating for break-time, and a brand-new water conditioning and filtration system servicing the entire building.

Parking is ample, with 125 spaces available, and the property is fully ADA compliant, ensuring accessibility for all. Every detail of this property has been meticulously considered and maintained.

Geet's Diner is a venerable establishment, perfectly situated between the major cities of Philadelphia and Atlantic City, making it a destination for locals and travelers alike. While it boasts a loyal and well-established customer base, there remains significant potential for growth, attracting new patrons to this landmark location.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

14 N. Black Horse Pike, Williamstown, NJ

- +/- 9,981 SF building total
- Situated on +/- 2.11 acre site
- Asking Price: Call for information
- Iconic diner with well-established customer basis
- Completely remodeled facade, kitchen, bar and dining areas (indoor & outdoor)
- Business & liquor licenses included
- Ample parking
- Strategically located between Shore Points and Philadelphia

Demographics

TRAFFIC COUNTS (Per Day)

North Black Horse Pike
27,743

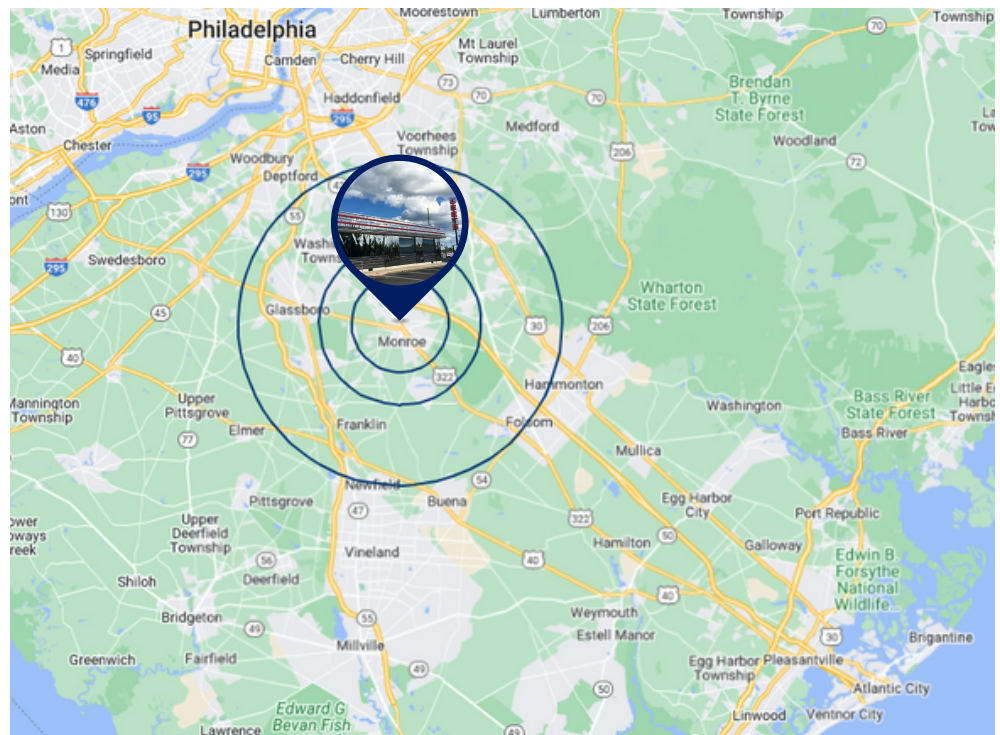
Sicklerville Road (Cross Street)
16,926

DISTANCES

Philadelphia 24 mi.
Philadelphia Airport 27 mi.
Atlantic City 41 mi.
Atlantic City Airport 32 mi.

DEMOGRAPHICS

	3 mi.	5 mi.	10 mi.
2023 Population	48,928	98,376	339,488
2023 Households	17,297	33,902	122,545
Avg. Household Income	\$98,830	\$109,889	\$106,232



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Price	\$5,600,000.00
Year Built	1942
Number of Buildings	1
Number of Floors	1 with basement
Lot Size	2.11 acres
Total Building Square Footage	9,981 SF
Real Estate Tax Assessment 2023	\$2,670,000.00
Real Estate Tax 2023	\$96,600.60
Surface Parking	Approximately 140 parking spots
Frontage	346 FT on Black Horse Pike 344 FT on Sicklerville Road
Zoning	CC - Community Commercial
HVAC	Captive Air: 2 hoods front line, 1 hood back line New return air hood, 14 units less than 5 years old
Roofing	Mulehide Silicone Roof System - 50 Year Warranty
Flooring	Dining Room 1 & 2: Terrazzo Floor Basement: Concrete Kitchen: Urethane Floor System & Light Concrete with wash down floor drains Bar: Flagstone Tile
Domestic Water Service:	City Water & Sewer - Large Water Conditioner
Hot Water:	(2) Two Instant Heat Tanks

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Restaurant Overview

Geet's Diner 14 N. Black Horse Pike, Williamstown, NJ 08094

Total Seating Capacity

Diner: 222 which includes booths, tables & counter
Bar: 120
Side Patio: 50
Back Patio: 50

Staffing

Front of House: 36 total
20 servers, 4 bussers, 6 bartenders, 6 hostess
Back of House: 18 total
9 cooks, 2 prep, 4 dishwashers, 1 chef, 2 take-out
of Management: 2 total
1 bar manager, 1 front of house manager

Kitchen

Captive air, 2 Hoods Front Line, 1 Hood Line
3 Walk-in Refrigerators, 1 Walk-in Freezer
2 Stand-up Freezers, 1 Box Freezer,
1 Large Stand-up Refrigerator

Bathroom

Handicapped Bar Side Male & Female

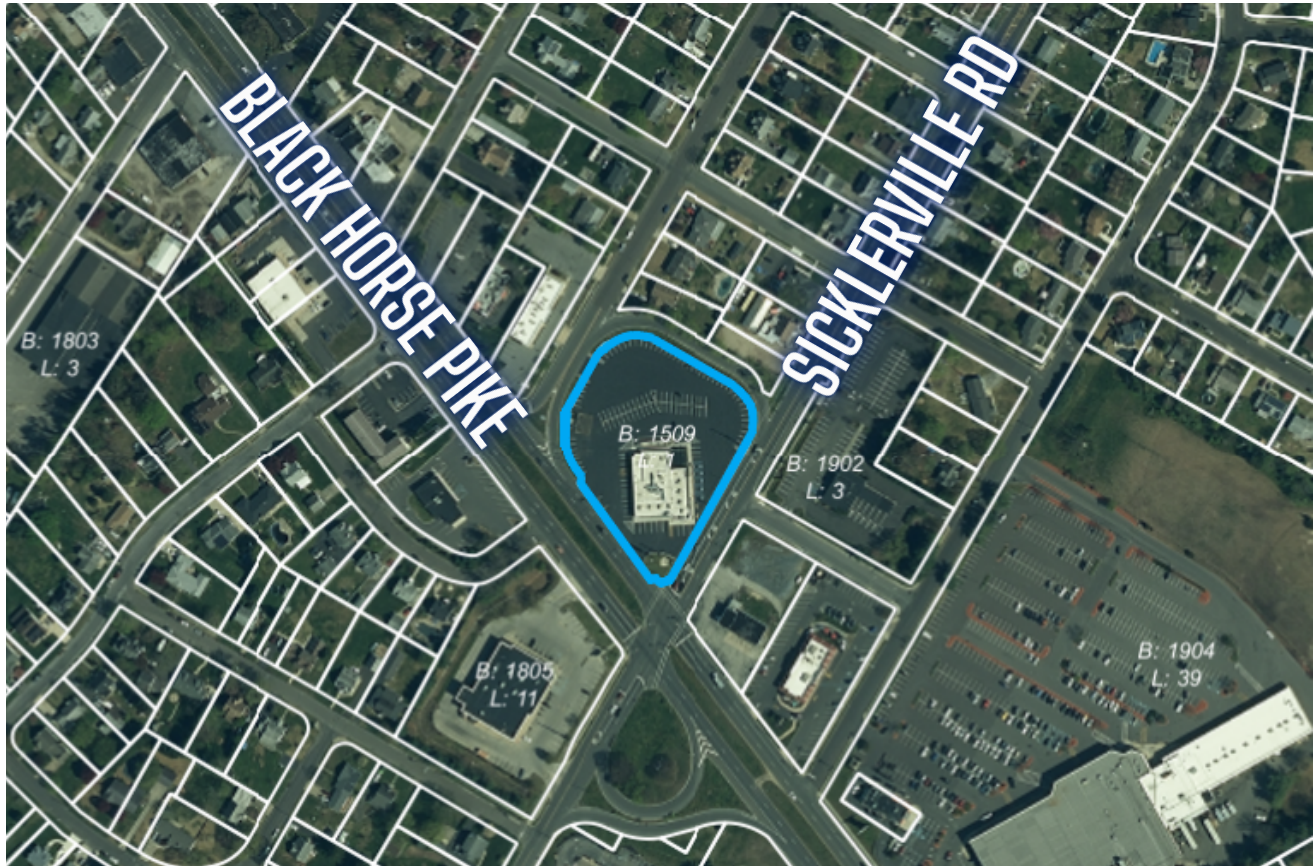
- Male: 2 stalls, 2 urinals
- Female: 3 stalls

Main Dining Area

- Male: 1 stall, 2 urinals
- Female: 2 stalls

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Parcel Map



Retail Map



IMAGES



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Wolf Commercial Real Estate
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MARLTON, NJ | PHILADELPHIA, PA

About South Jersey

Nestled between Pennsylvania and the lower Delaware River, South Jersey is an integral part of the Philadelphia Metropolitan area, ranked as the nation's seventh-largest metropolitan region. It offers a unique blend of nature, thriving communities, and unparalleled access to major cities like Philadelphia and Atlantic City.

South Jersey's natural beauty is a standout feature, from the serene Atlantic Ocean beaches to the winding nature trails through the Pine Barrens. It serves as a haven, allowing residents to escape from the daily hustle and bustle and immerse themselves in the wonders of nature.

The region's greatest asset lies in its thriving communities. Towns like Moorestown, Haddonfield, Collingswood, Cherry Hill, Sewell, Mullica Hill, and Pitman are celebrated for their historical charm, exceptional schools, and bustling downtown areas. Families are drawn to these areas, contributing to a steadily growing population. As the demand for housing continues to rise, South Jersey offers a diverse range of options, from historic Victorian homes to modern condos, catering to every budget and preference. Beyond being a residential haven, South Jersey is a hub for economic development, with a notable presence of top companies, prestigious healthcare institutions, and renowned educational facilities.

South Jersey serves as a vital connector to Philadelphia via the Ben Franklin Bridge and Walt Whitman Bridge, complemented by convenient PATCO stations and NJ Transit services. Philadelphia, a cultural mecca, beckons with its historic landmarks, vibrant culinary scene, world-class museums, notable healthcare institutions, and excellent colleges.

Heading further south, South Jersey residents find themselves at the doorstep of Atlantic City, renowned for its glittering casinos and entertaining venues. It seamlessly combines relaxation with excitement and is home to iconic destinations such as Ventnor, Brigantine, Cape May, and the historically significant Atlantic City. Whether one seeks tranquility on the beach or thrills at the gaming tables, Atlantic City promises the perfect escape.

For South Jersey residents, both connecting cities, Philadelphia and Atlantic City, are just a short drive away, making weekend getaways a breeze. South Jersey offers a diverse and fulfilling lifestyle, boasting natural beauty, thriving communities, and a strategic location as a gateway to both Philadelphia and Atlantic City. It's a region that masterfully bridges the best of both worlds: the urban allure of Philadelphia and the vibrant entertainment of Atlantic City, ensuring that South Jersey remains an exceptional place to live, work, and explore.

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