

## NEW ALBANY PROFESSIONAL BUILDING

2800 ROUTE 130

CINNAMINSON, NJ 08007



**THE OFFERING ::** CBRE Inc. has been retained by ownership as the exclusive marketing advisor for the sale of the New Albany Professional Building located at 2800 Route 130 in Cinnaminson, NJ ("the Property"). Totalling 11,009 SF, New Albany Professional Building is a 100% occupied medical office property featuring long-standing tenancy and a history of high occupancy. In 2010, the Property underwent significant renovations including new façade, improved landscaping, replacement of the parking lot and new signage along Route 130.

New Albany Professional Building is situated at an irreplaceable location along Route 130, one of South Jersey's most bustling commercial corridors. Located at the signalized intersection of New Albany Road and Route 130, New Albany Professional Building is highly visible and easily accessible from traffic heading in both directions along Route 130.

The New Albany Professional Building presents the rare opportunity to purchase a 100% leased medical office property strategically located along one of South Jersey's busiest roadways and a rent roll featuring no rollover until 2017.

## INVESTMENT PROFILE

PROPERTY TYPE:	Medical Office
BUILDING SIZE:	11,009 SF
YEAR BUILT:	1980/Renovated 2010
PARKING RATIO:	4.0/1000
YEAR 1 NOI:	\$144,435
OFFERING PRICE:	\$1,600,000
CAP RATE:	9.0%
LEVERAGED CASH ON CASH Y1:	13.54%
ANCHOR TENANTS:	AIMS Diagnostic, Rehab Connection, Primary Care, New Albany Family Dental

For more information on this Property, please visit

[www.cbremarketplace.com/NewAlbanyMOB](http://www.cbremarketplace.com/NewAlbanyMOB)

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### INVESTMENT HIGHLIGHTS

- **Long-Term Medical Use** - The rent roll is composed of a variety of medical disciplines including family medicine, physical rehabilitation, diagnostic imaging and dentistry. The building's layout and location support the future prospects of accommodating medical tenants for years to come.
- **Recession-Proof Property Class** - Medical office properties have proven to be a recession-proof property class with a long history of stable occupancy, strong tenant demand and high renewal rates.
- **High Visibility Along Route 130** - With 53,000 cars driving by daily, New Albany Professional building boasts exceptional exposure and easy accessibility on one of South Jersey's most traveled roadways.
- **Well-Maintained/Recent Capital Improvements** - Current ownership has owned and managed the Property for over 25 years and has consistently upheld a high standard of maintenance and appearance. The New Albany Professional Building received a full exterior renovation in 2010.
- **Excellent Demographics** - New Albany boasts strong demographics with 63,972 residents having an average household income of \$98,306 within a 3-mile radius and 269,572 residents having an average household income of \$74,664 within a 5-mile radius.

Site inspections should be arranged through CBRE only. For more information, please contact:

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