



## WE MAKE DEALS HAPPEN

### Rose Commercial Real Estate Negotiates the Sale of an 8,000 Square Foot Fully Leased Retail Strip Center for \$1.45 Million



### 1031 Little Gloucester Road Blackwood, NJ

<b>Property Type:</b>	Retail Strip Center/ Investment
<b>Size:</b>	8,000 +/- SF
<b>Seller:</b>	Mayayz Properties LLC
<b>Buyer:</b>	Diamond Capital LLC
<b>Broker:</b>	Adam Rose, President

**Details:** When it came time for the owner of 1031 Little Gloucester Road in Blackwood to sell, Mayayz Properties LLC engaged Adam Rose of Rose Commercial Real Estate to market the property. The 8,000 square foot retail strip center is located at the signalized intersection on Blackwood Clementon Road with more than 170 feet of frontage on the heavily traveled corridor. Built in 1990, the fully-leased property, which has seven (7) long-term tenants and ample parking, sold for an 8% cap. The per square foot sale price was approximately 18% higher than the average for other comparable listings in the area. Within one (1) week on the market, Rose Commercial had a buyer, Diamond Capital LLC, and the property quickly closed for \$1,450,000 on January 21, 2022.

Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry - representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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