

MSC



144 ROUTE 130

BORDENTOWN, NJ 08505

**REDEVELOPMENT OPPORTUNITY
FOR SALE, LEASE OR GROUND LEASE -
RETAIL, MIXED-USE, OWNER/OPERATOR**



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CONTACT

DANNY WOLF

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215.883.7398



JOIN THESE AREA TENANTS



PROPERTY DETAILS

- Located on heavily trafficked Rt. 130 and Rt. 206 with access in both directions on each highway
- Potential uses including supermarkets, convenience store with gas, car dealership, restaurant (with liquor) and a catering hall, hotel
- Easy access to NJ Turnpike, Rt. 295, and I-95
- Block: 57; Lot 12.01; Taxes: \$129,536; Zoning: Highway Commercial; Maximum Impervious Coverage; 75%; Maximum Height: 30'
- Building size: 17,767 sq. ft; Acreage: 3.28; Frontage: 228' on Rt 130; Pylon and building signage, existing curb cuts on both highways
- Public water, public sewer, utilities at site, 86 parking spaces

DEMOGRAPHICS



EST. POPULATION

1 mi 7,651 | 3 mi 37,328 | 5 mi 113,316 | 10 mi 445,668



EST. TOTAL NUMBER OF HOUSEHOLDS

1 mi 3,332 | 3 mi 13,425 | 5 mi 40,155 | 10 mi 102,244



EST. MEDIAN HOUSEHOLD INCOME

1 mi \$83,113 | 3 mi \$90,484 | 5 mi \$71,068 | 10 mi \$76,132



EST. NUMBER OF EMPLOYEES

1 mi 3,190 | 3 mi 11,447 | 5 mi 40,003



TRAFFIC COUNTS

Rt. 206 & Burlington Pike 42,999 MPSI

Rt. 130 & Ward Ave 47,125 MPSI

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AERIAL

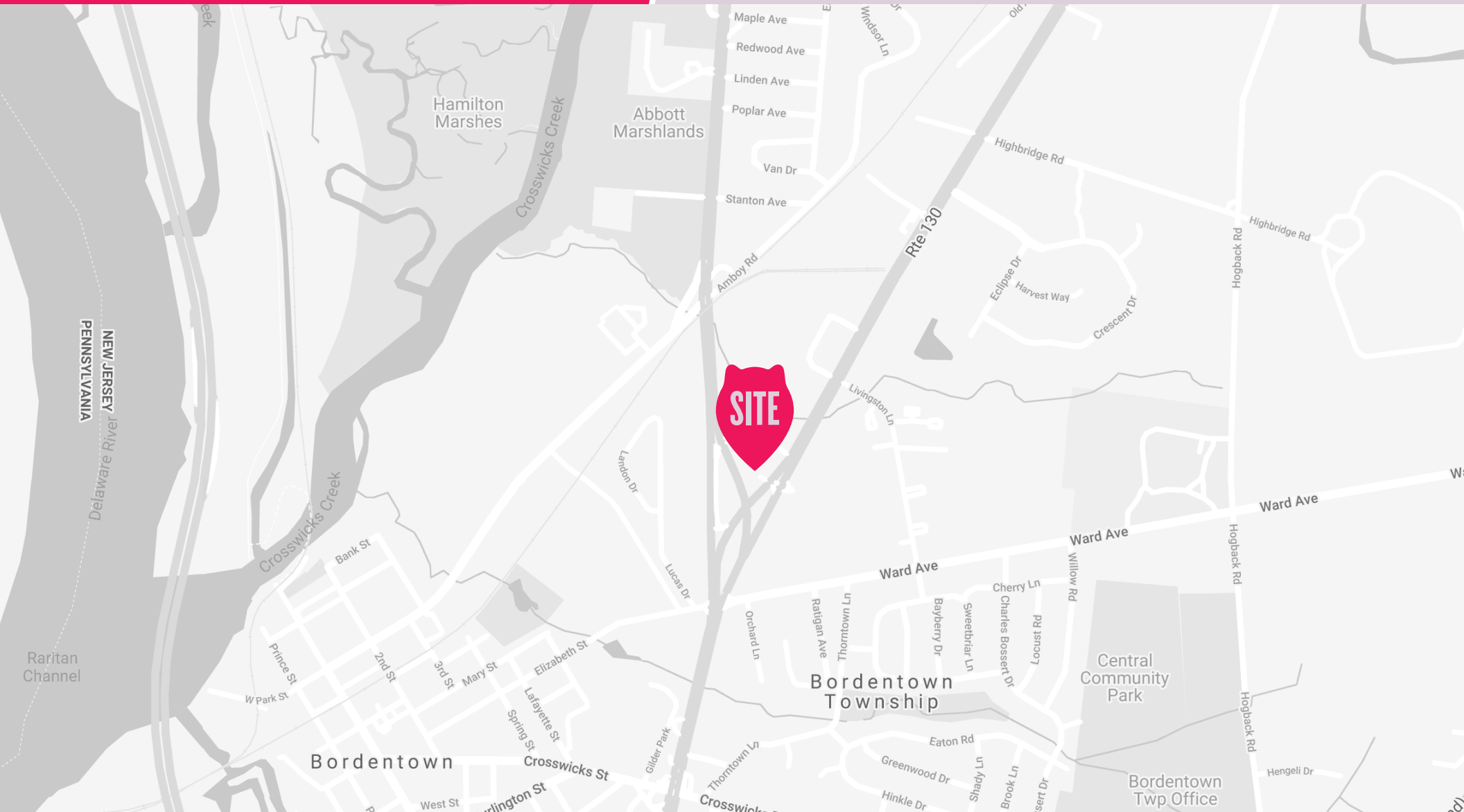
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MARKET AERIAL

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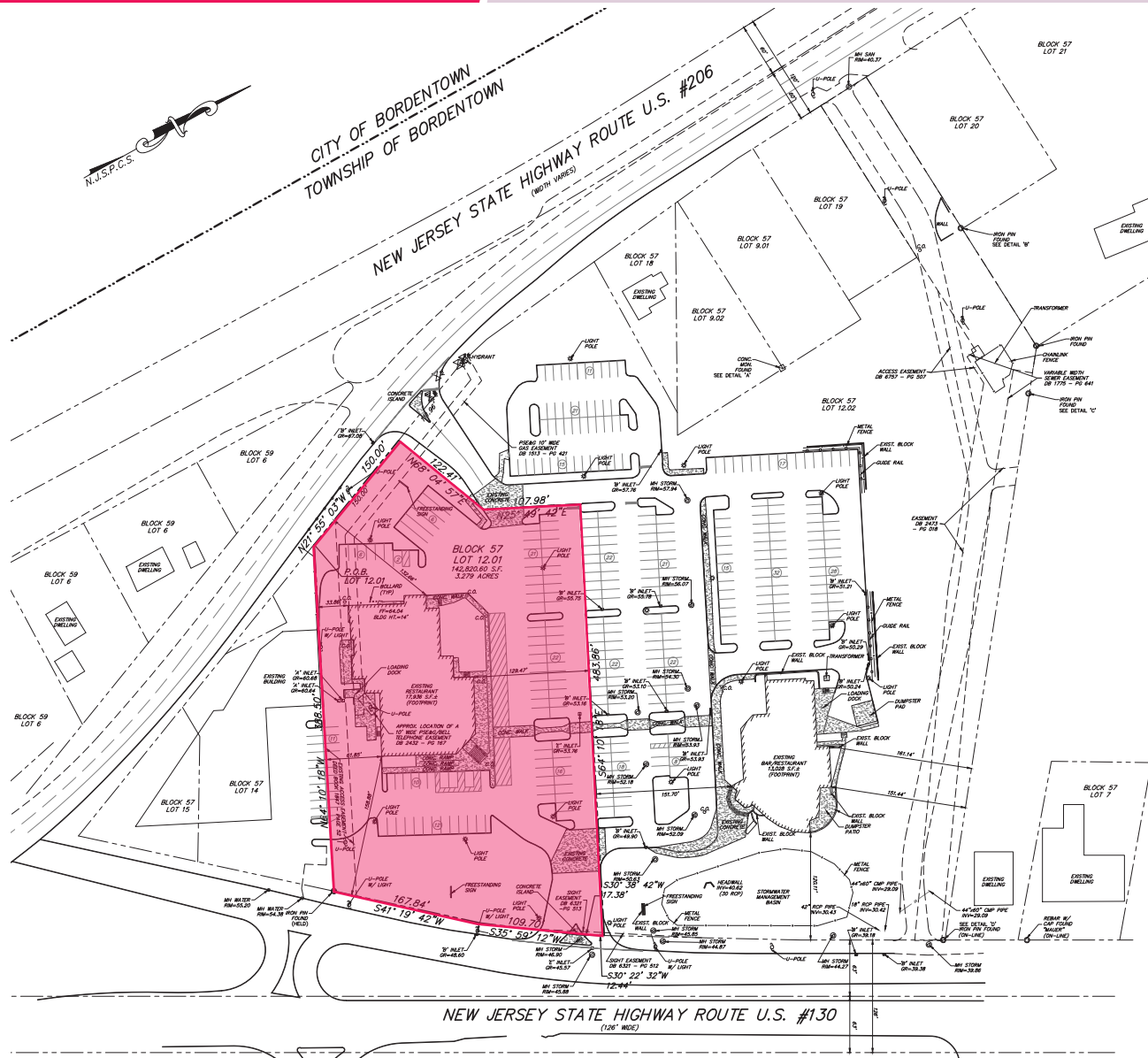
SITE PLAN

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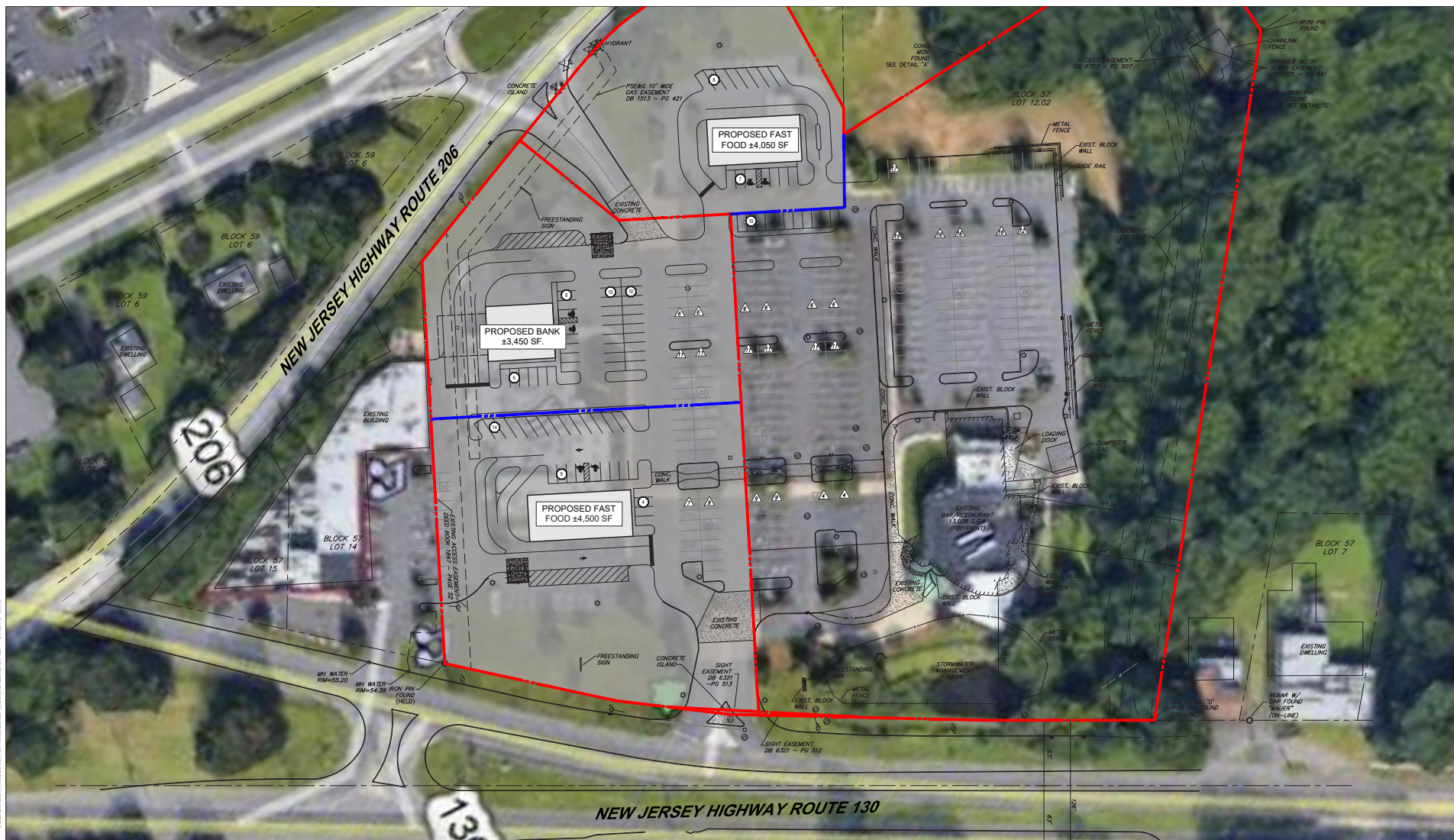
CONCEPT PLAN B

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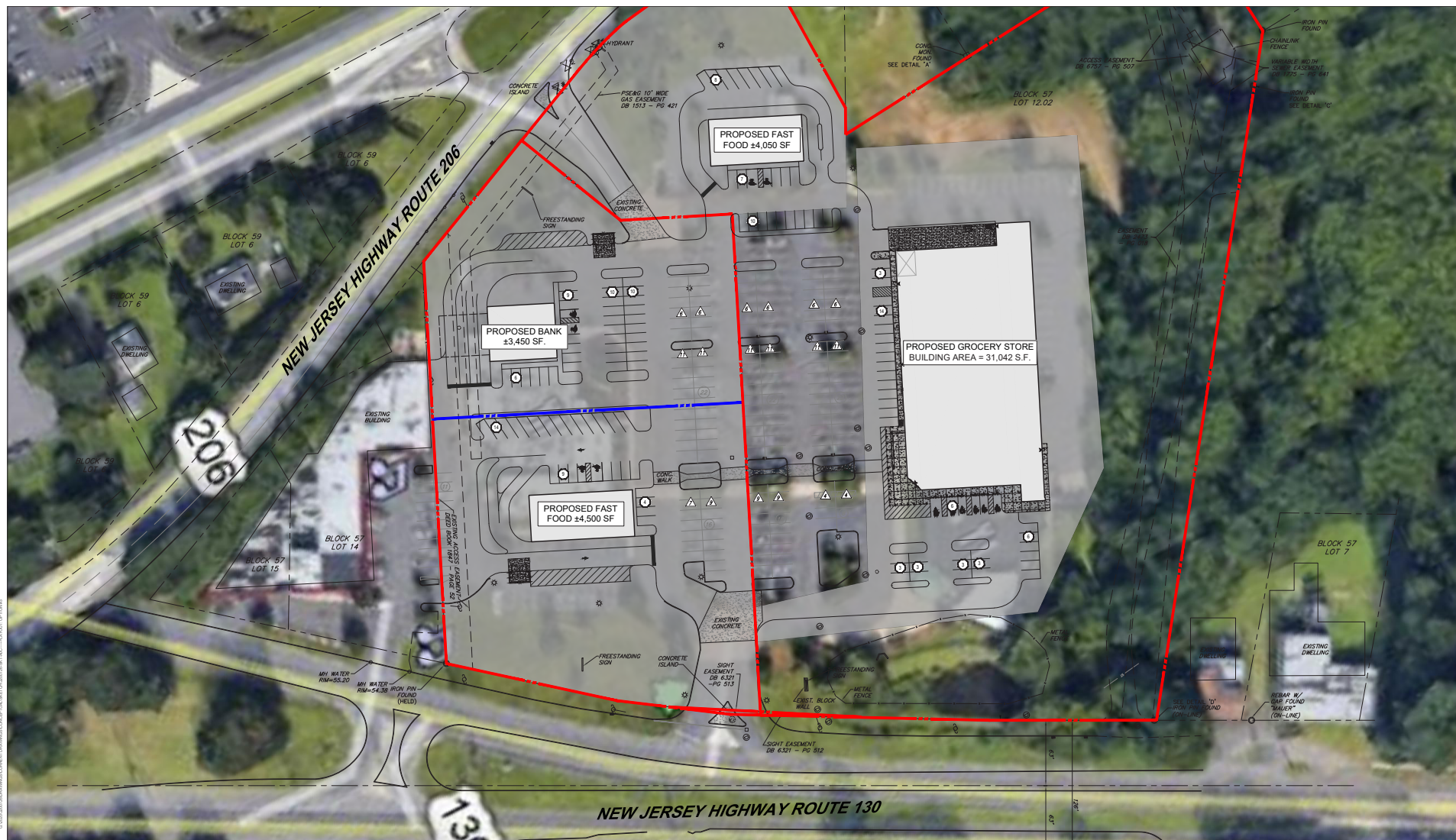
CONCEPT PLAN C

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CONCEPT PLAN D

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