

# MSC

RETAIL



**167 ROUTE 130**

BORDENTOWN TOWNSHIP, NJ

**7,000 SF FORMER RESTAURANT, PLUS  
2,500 SF OFFICE BUILDING  
FOR SALE OR LEASE**



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## CONTACT



**DANNY WOLF**

dwolf@MSCretail.com

215.883.7398



FORMER IRISH PUB



FORMER OFFICE

### PROPERTY DETAILS

- 7,000 sq. ft. former restaurant; 2,500 sq. ft office building adjacent to restaurant included
- Seating for 135 downstairs and 100 upstairs with bar areas on both levels
- Large patio area in front of restaurant
- Completely remodeled with high end interior finishes
- Located along heavily traveled Rt. 130 with an AADT of 47,125

### DEMOGRAPHICS

**EST. POPULATION**  
1 mi 5,868 | 3 mi 33,906 | 5 mi 105,465

**EST. HOUSEHOLDS**  
1 mi 2,605 | 3 mi 12,055 | 5 mi 37,601

**EST. HH INCOME**  
1 mi \$80,958 | 3 mi \$88,711 | 5 mi \$71,150

**CONSUMER SPENDING**  
1 mi \$70,773 | 3 mi \$362,379 | 5 mi \$1,002,596

### JOIN THESE AREA TENANTS



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## FLOOR PLANS

### CONTACT

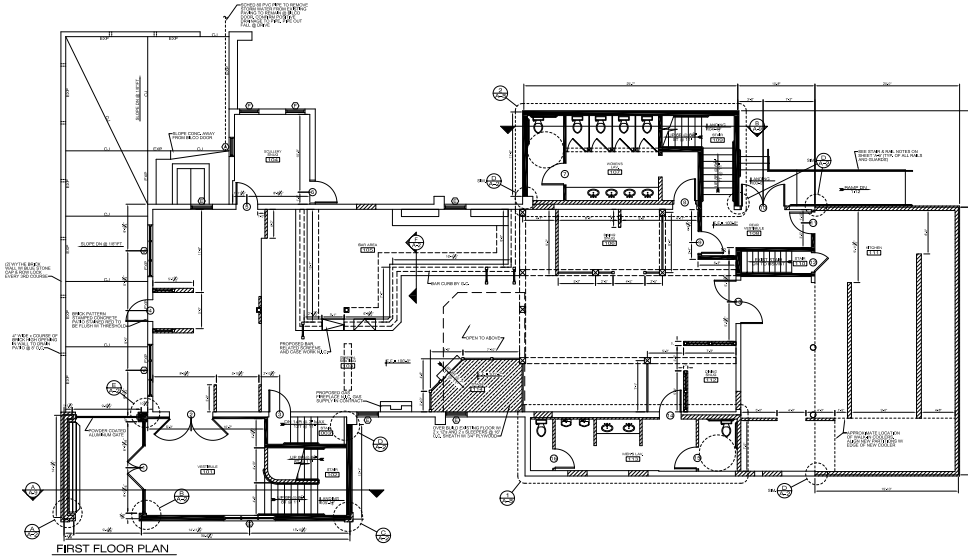
**DANNY WOLF**

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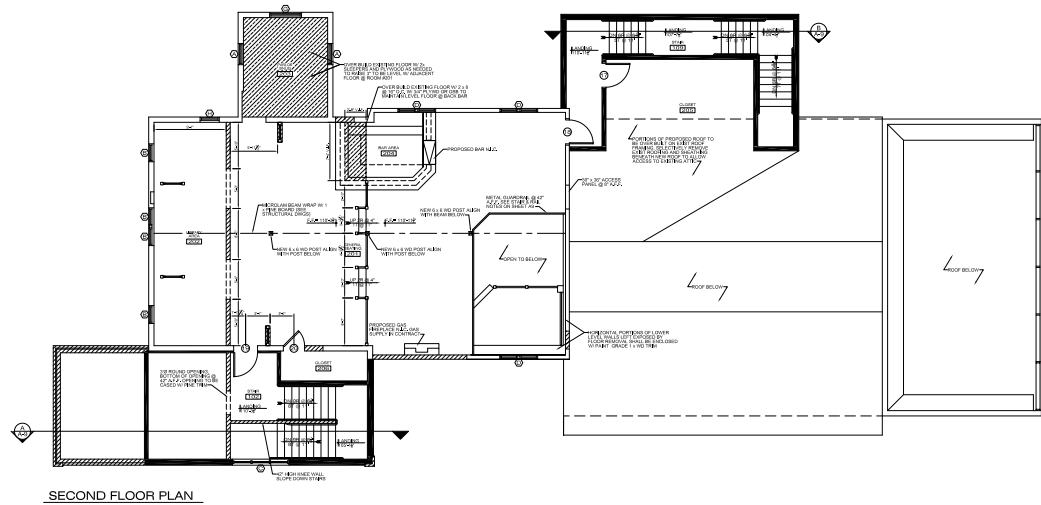
215.883.7398



### FIRST FLOOR



### SECOND FLOOR



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## CONCEPTUAL PLAN

### CONTACT

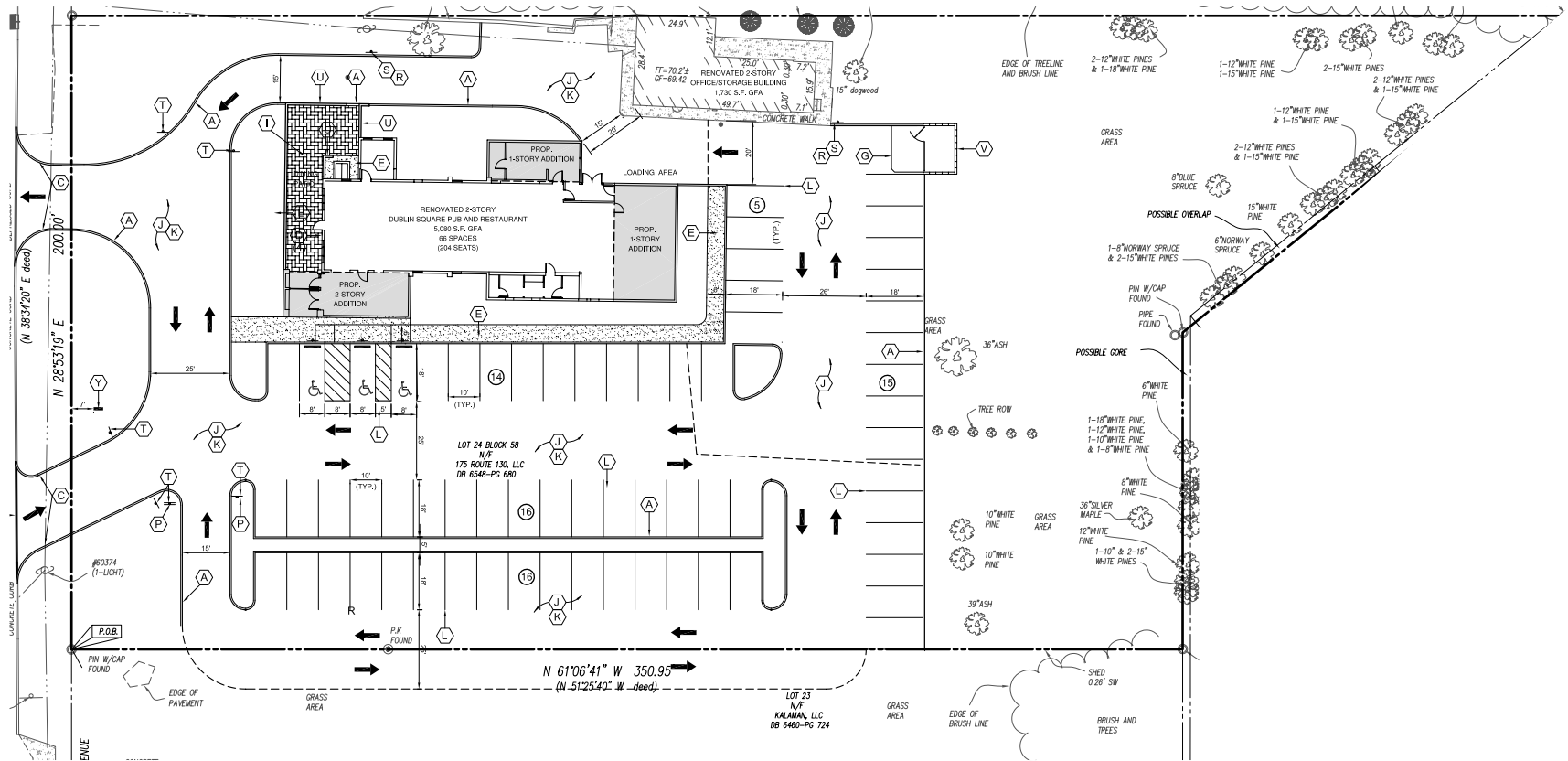
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ROUTE 130



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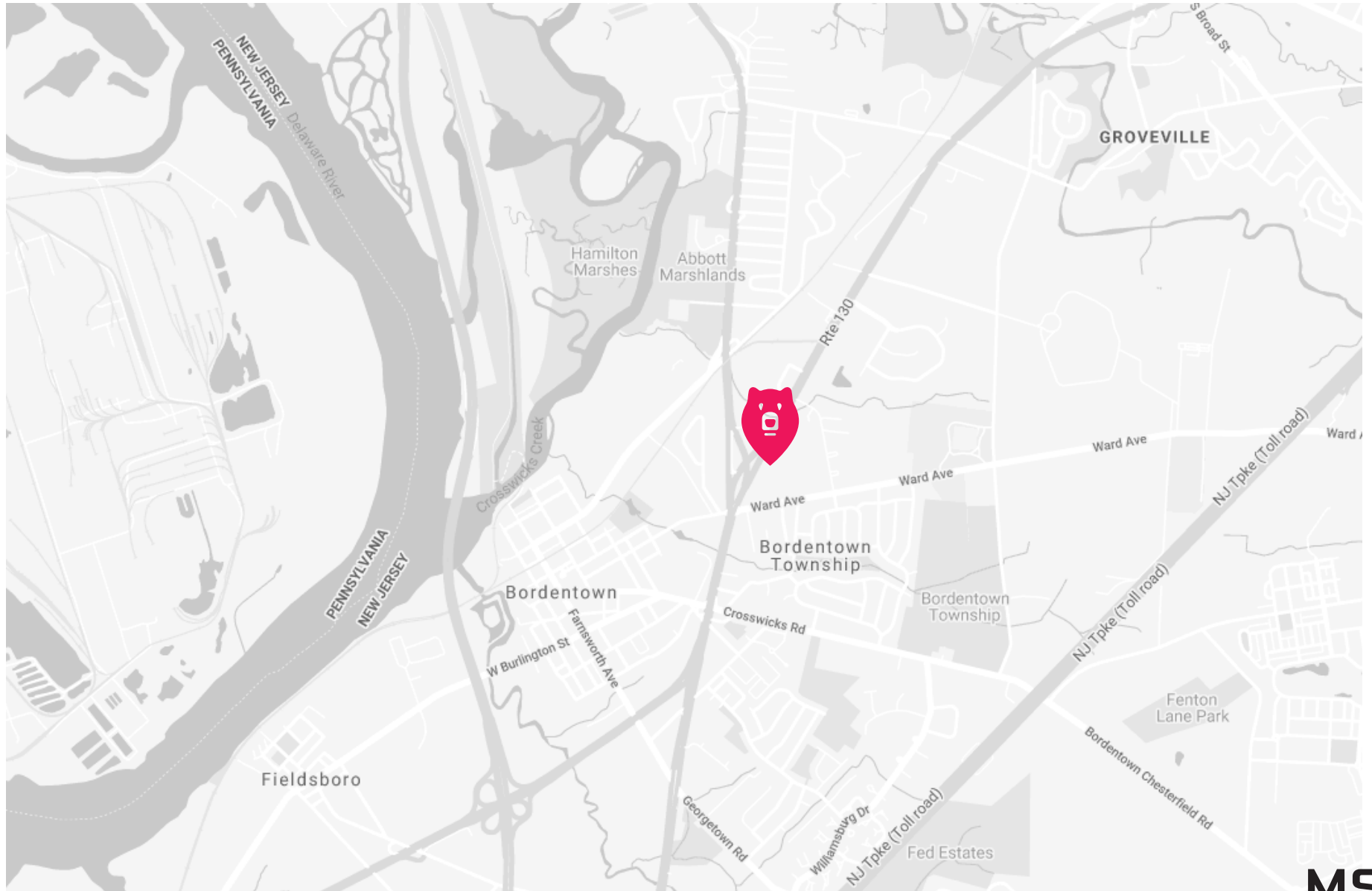
## MARKET MAP

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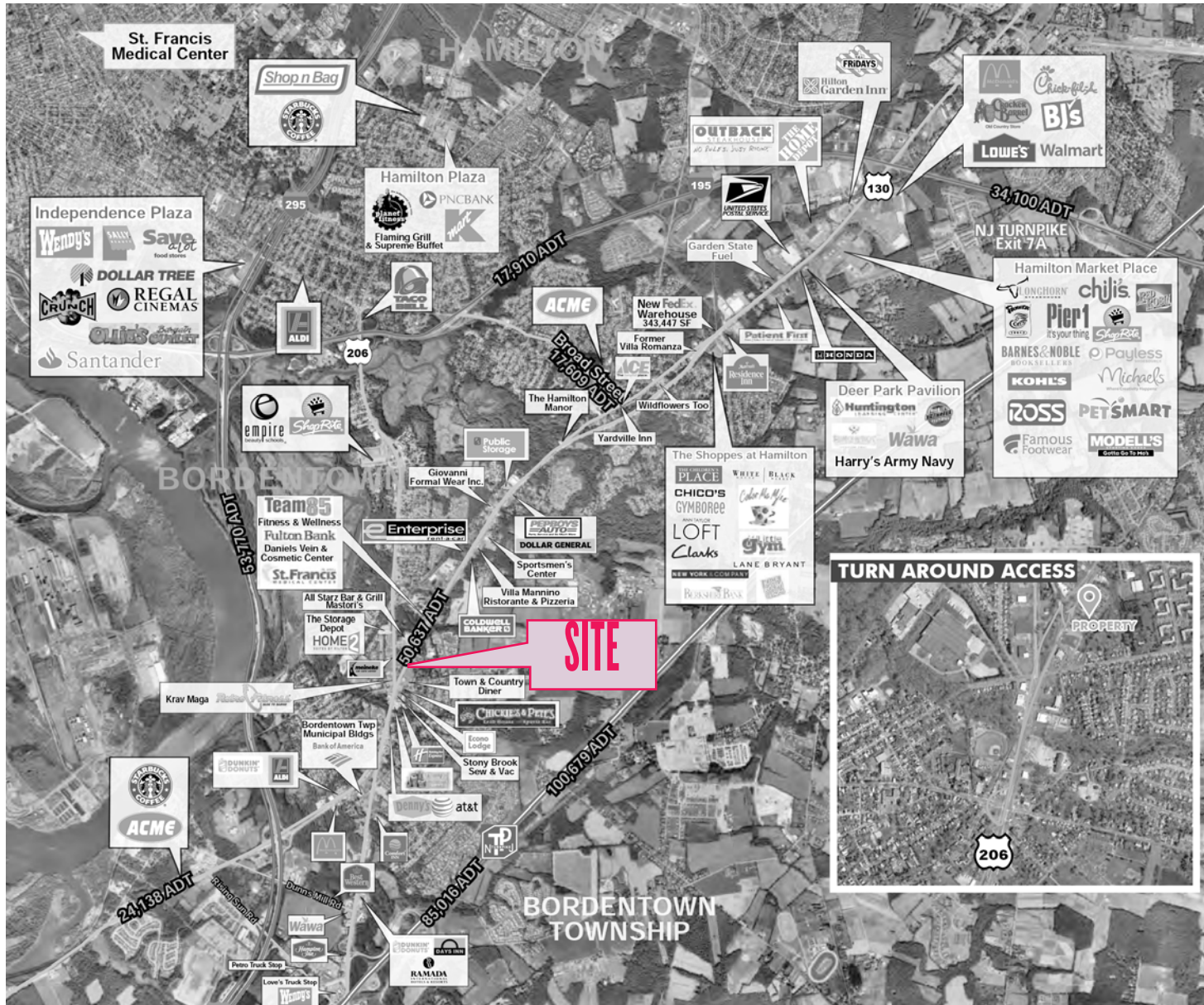
AERIAL

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## PHOTOS

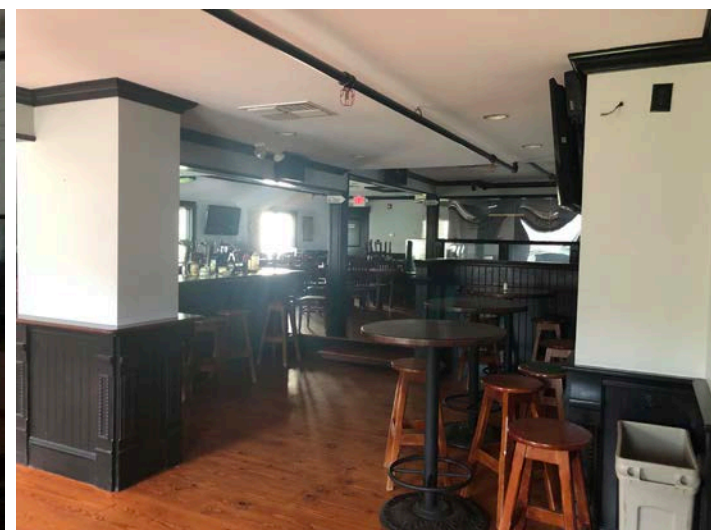
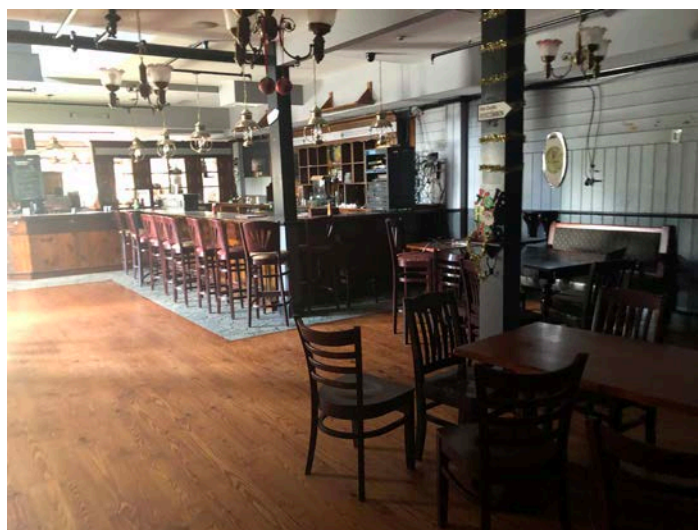
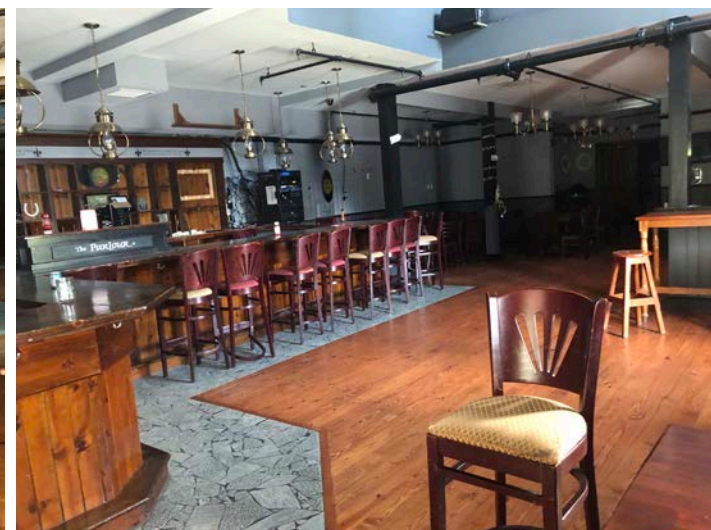
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