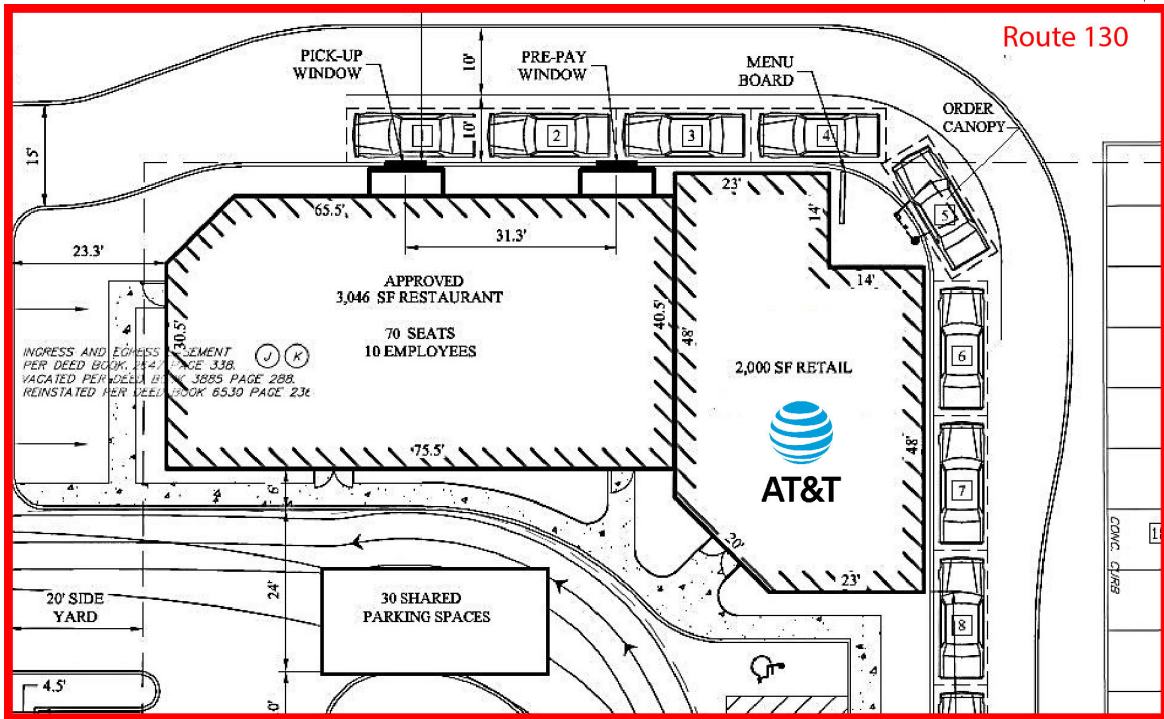


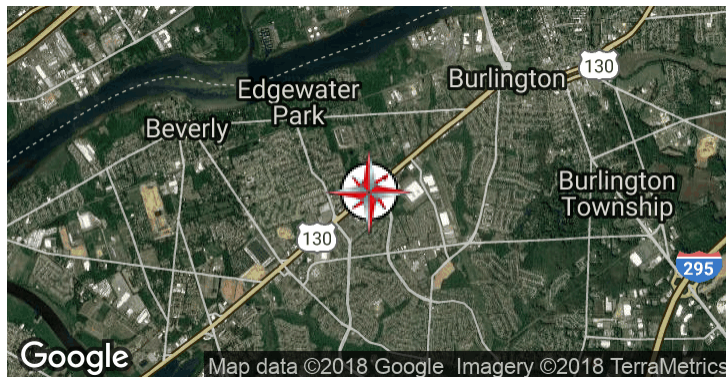
Pad Site Available For Lease

4402 ROUTE 130, WILLINGBORO, NJ 08016



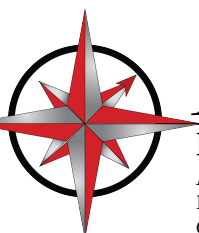
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,181	72,518	181,778
Average HHI	\$77,490	\$82,783	\$92,251
Employees	4,823	26,272	77,337
Total Businesses	437	2,264	6,660



PROPERTY HIGHLIGHTS

- PRICE NEGOTIABLE
- APPROVED 3,046 SF RESTAURANT
- 76 SEATS – DRIVE THRU
- FREE STANDING & WALL SIGNS
- 30 SHARED PARKING SPACES
- TRAFFIC COUNT 34,688 AADT (17,762 NORTHBOUND & 16,926 SOUTHBOUND)
- NEXT TO RIGHT IN/OUT ROAD
- CLOSE TO SIGNAL AT VAN SCIVER PKWY
- ZONED B-1
- PERMITTED USES: RETAIL - RESTAURANT, HEALTH CARE & RELATED SERVICES, RECREATIONAL USE



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com

TCN
 WORLDWIDE
 REAL ESTATE SERVICES

DRU DAMICO

609.462.1196

DruD@ArrowRealEstateServices.com

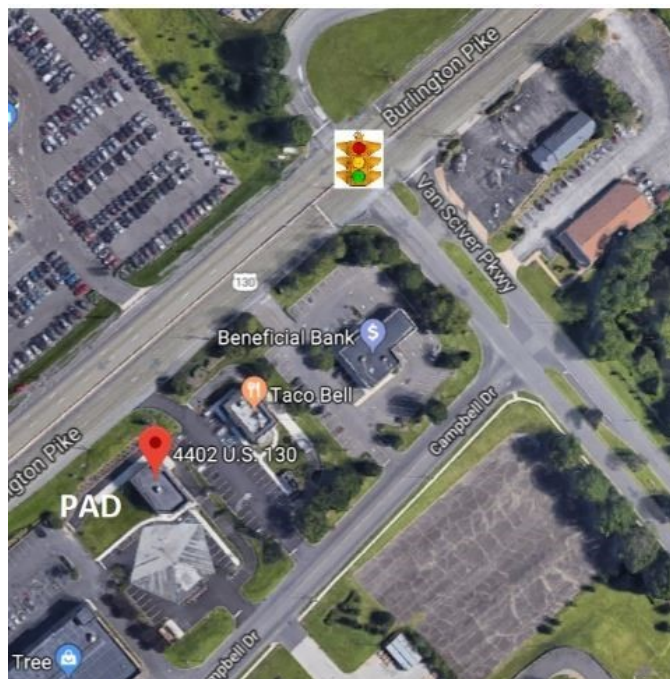
Pad Site Available For Lease

Additional Photos

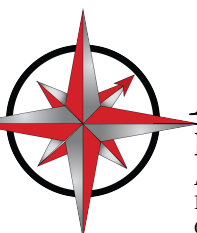
4402 Route 130, Willingboro, NJ 08016



Driveway off Route 130



Parking lot exit onto Campus Drive. Near traffic light at Van Sciver Pkwy and Rt. 130



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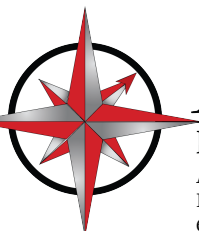
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