

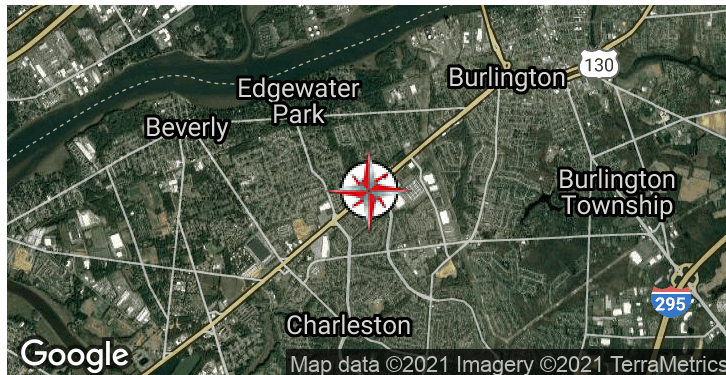
# Pad Site Available For Lease

4402B Route 130, Willingboro, NJ 08016



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,202	71,017	182,326
Average HHI	\$95,644	\$89,696	\$93,365
Employees	4,756	23,211	69,301
Total Businesses	507	2,350	6,731



## PROPERTY HIGHLIGHTS

- PRICE PROVIDED UPON REQUEST
- 2,140 SF DISTINCTIVE BUILDING WITH PLENTY OF WINDOWS
- EXCELLENT HIGHWAY VISIBILITY
- DRIVEWAY WRAPS AROUND BUILDING
- PERMITTED USES: RETAIL - RESTAURANT - HEALTH CARE - RECREATIONAL USES
- 30 SHARED PARKING SPACES
- TRAFFIC COUNT 34,260 AADT (17,694 NORTHBOUND & 16,566 SOUTHBOUND)
- NEXT TO RIGHT IN/OUT ROAD
- CLOSE TO SIGNAL AT VAN SCIVER PKWY
- ZONED B-1



**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

Dru@arrowcre.com

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