

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

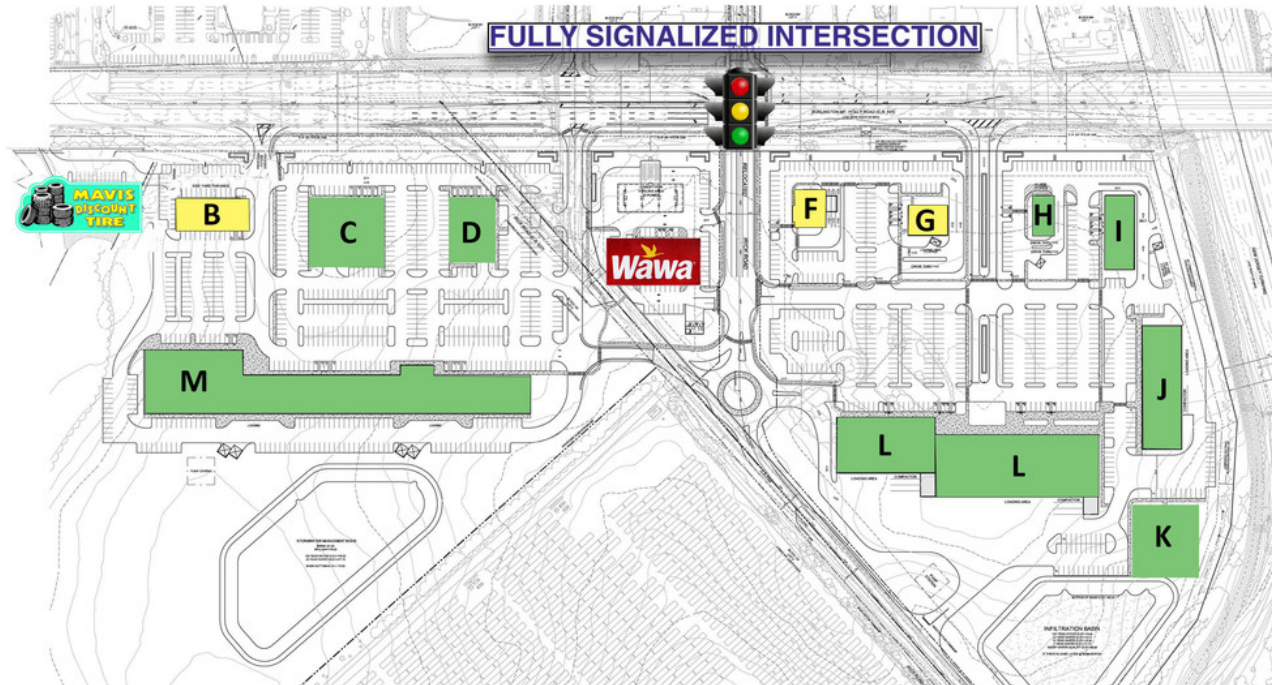
FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



SPACE	SPACE USE	LEASE RATE	SIZE (SF)
Space A - MAVIS	Retail Pad	LEASED	± 6,150 SF
Space B - In Negotiation	Restaurant	NEGOTIABLE	± 7,757 SF
Space C - AVAILABLE	Restaurant	NEGOTIABLE	± 7,757 SF
Space D - AVAILABLE	Restaurant	NEGOTIABLE	± 5,230 SF
Space E - WAWA	Free Standing Building	LEASED	± 2 ACRES
Space F - In Negotiation	Free Standing Building	NEGOTIABLE	± 3,660 SF
Space G - In Negotiation	Free Standing Building	NEGOTIABLE	± 1,200 - 7,000 SF
Space H - AVAILABLE	Retail Pad	\$125,000 PER YEAR	± 2,400 SF
Space I - AVAILABLE	Retail with Drive-Thru	\$38.00 SF/YR	± 1,200 - 9,000 SF
Space J - AVAILABLE	Strip Center	\$25 - \$32.00 SF/YR	± 20,000 SF
Space K - AVAILABLE	Free Standing Building	NEGOTIABLE	± 20,000 SF
Space L - AVAILABLE	Strip Center	\$22.00 SF/YR	± 10,000 - 63,750 SF
Space M - AVAILABLE	Strip Center	\$25 - \$32.00 SF/YR	± 1,200 - 74,000 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)

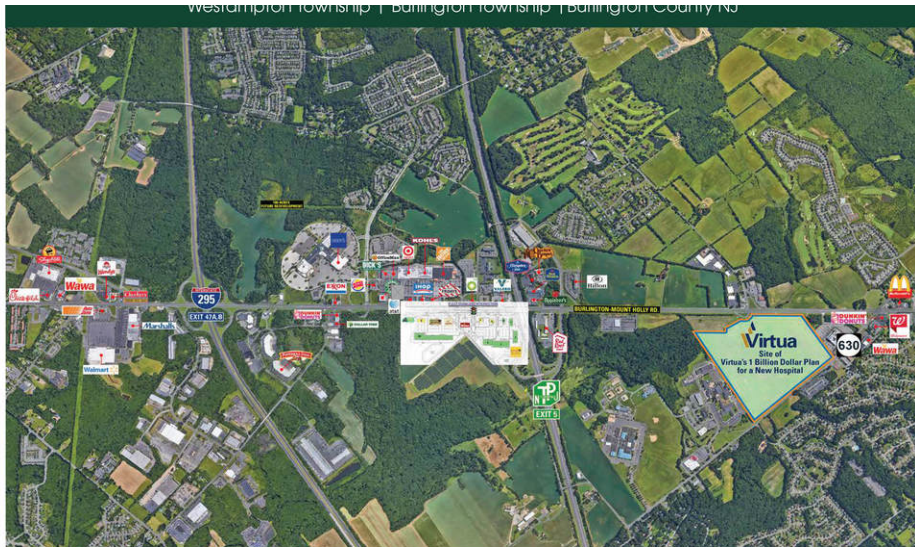


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE



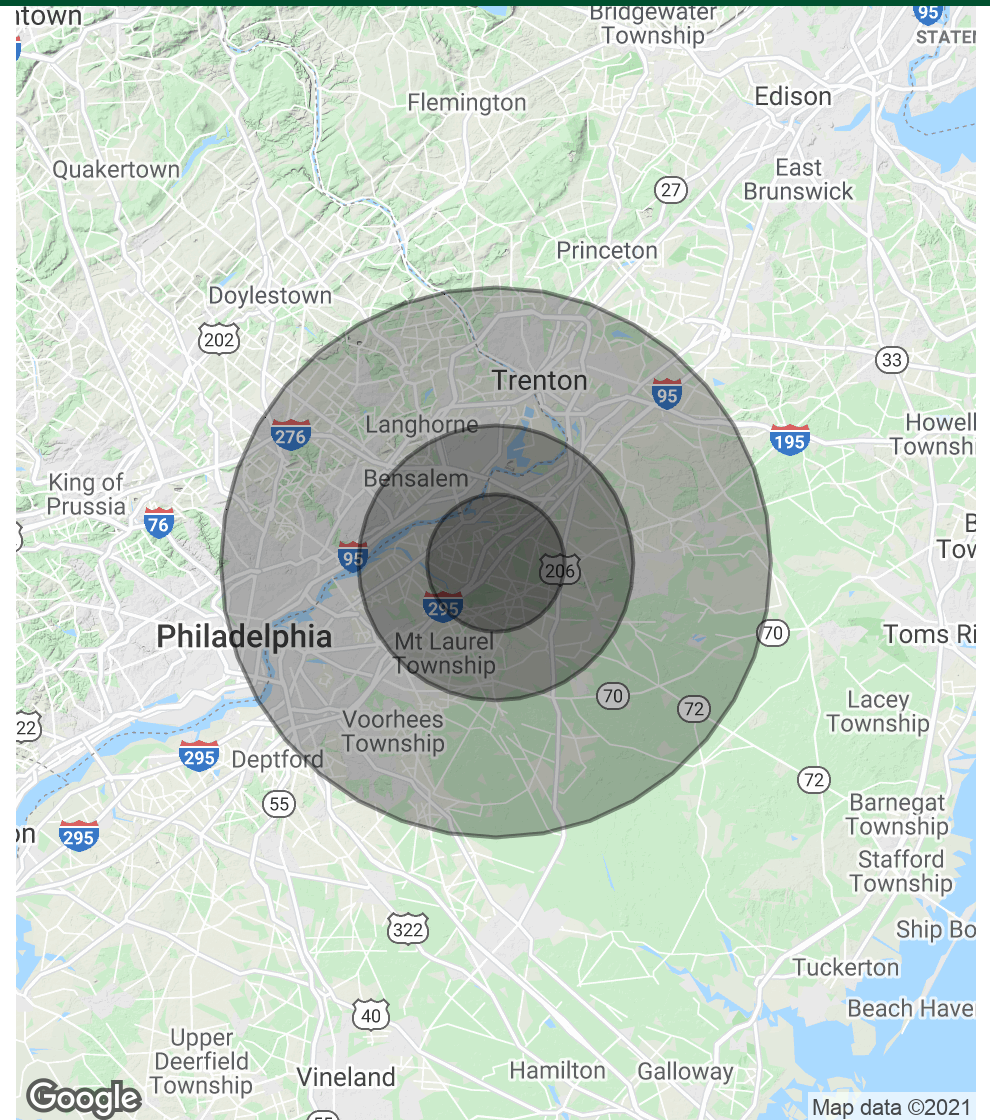
2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total Population	118,819	450,299	2,393,852
Average age	38.9	39.5	38.7
Average age (Male)	37.6	38.4	37.3
Average age (Female)	40.1	40.6	40.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total households	42,920	168,461	873,711
# of persons per HH	2.8	2.7	2.7
Average HH income	\$82,566	\$84,039	\$79,733
Average house value	\$283,096	\$284,008	\$285,150

\* Demographic data derived from 2010 US Census



FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
 Sea Girt, NJ 08750  
 T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | RETAIL

# FOUNTAIN SQUARE

2035 Burlington - Mount Holly Road | Westampton/Burlington Twp, NJ 08060



## Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

FOR MORE INFORMATION, PLEASE CONTACT:

**Giorgio Vasilis** | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
**Thomas Palumbo** | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com  
**Justin Goodman** | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)

