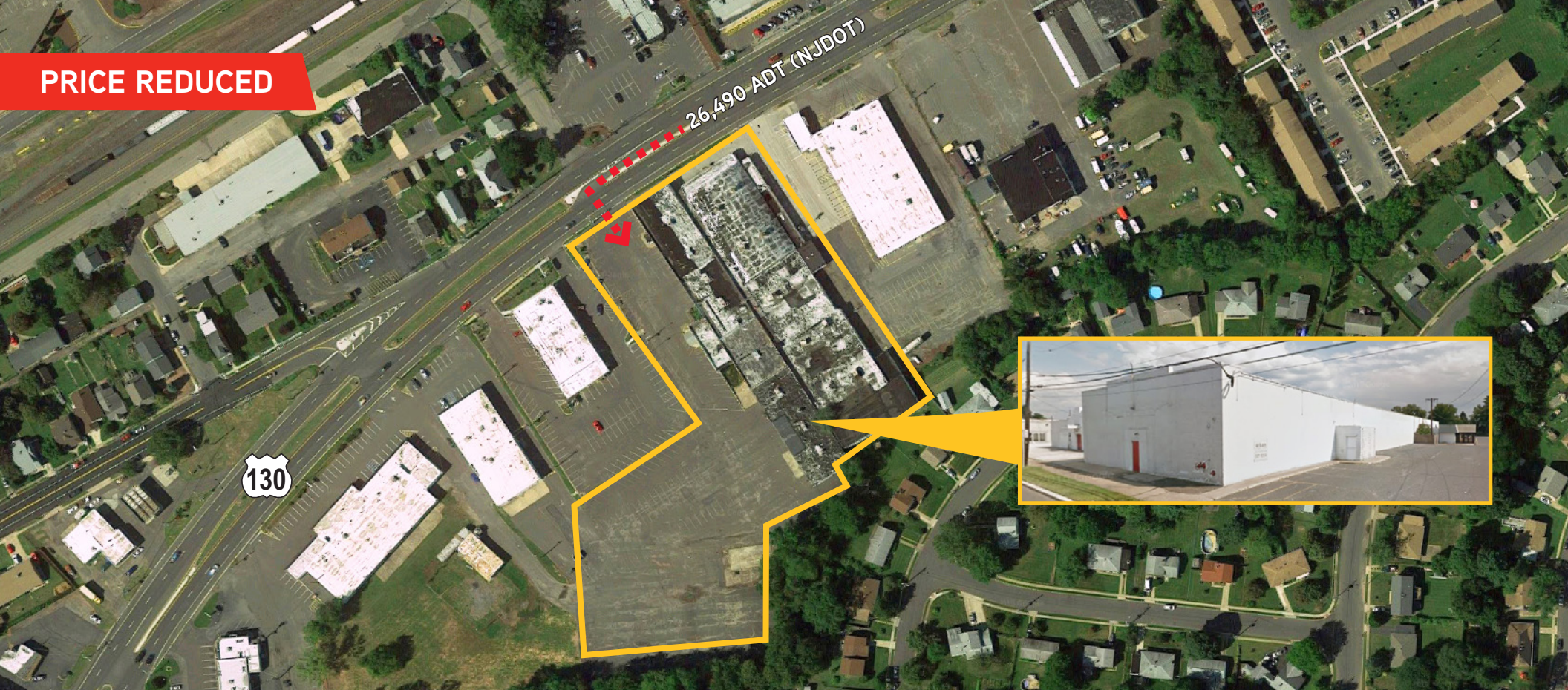


PRICE REDUCED



FOR SALE

82,000 SF on 4.76 Acres

Ground Redevelopment/Retail/Warehouse

1206 ROUTE 130 NORTH, BURLINGTON, NEW JERSEY

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**DOLLAR GENERAL**



26,490 ADT (NJDOT)

130

New Pearl Street  
E. Broad Street

## PROPERTY FEATURES

- 82,000 SF building on 4.76 acres
- Zoned B2 Highway
- Tremendous visibility along highly trafficked Route 130
- Traffic counts: Route 130 - 26,490 ADT (NJDOT)
- Adjacent to brand new Dollar Tree and Dollar General
- Great site for redevelopment for retail, office, and medical
- Located in the heart of Burlington
- Minutes from New Jersey Turnpike, I-295, and Betsy Ross Bridge

## SURROUNDING RETAILERS INCLUDE...

Lucas



Burlington

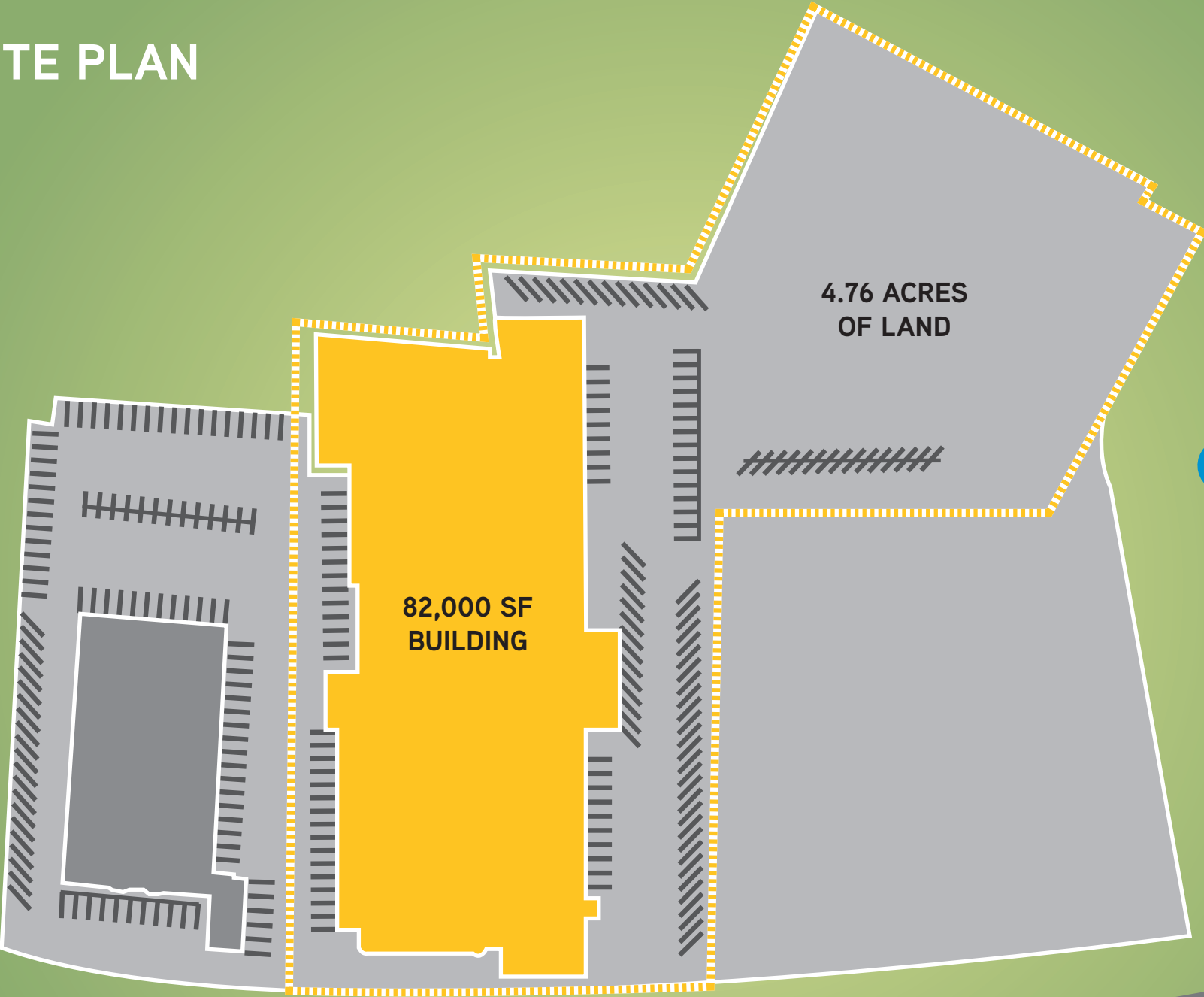


CHEVROLET



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

# SITE PLAN

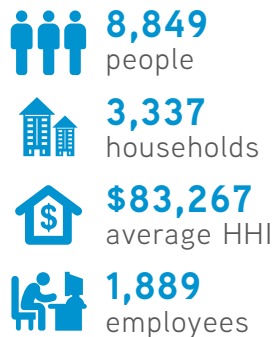


130

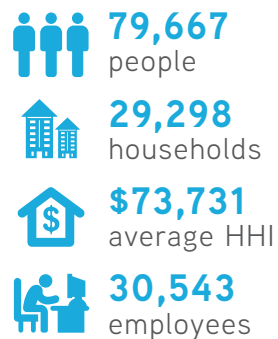


# DEMOGRAPHICS

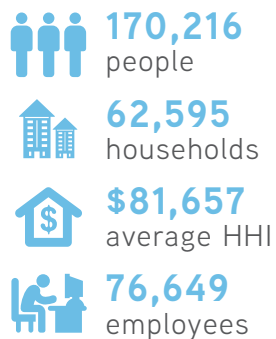
## WITHIN 1 MILE



## WITHIN 3 MILES



## WITHIN 5 MILES







**FOR SALE**

**82,000 SF on 4.76 Acres Ground Redevelopment/Retail/Warehouse**

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