

**OFFERING MEMORANDUM**

# Prime Retail / Former Grocery Store

**811 W. ROUTE 130 N.**

Burlington, NJ 08016

**PRESENTED BY:**

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# Table of Contents

<b>5</b>	<b>THE PROPERTY</b>		
	Property Summary	6	
	Property Details	7	
	Property Highlights	8	
	Floor Plans	9	
	Additional Photos	10	
		<b>11</b>	<b>THE LOCATION</b>
			Regional Map 12
			Location Map 13
			Parcel Map 14
			Site Plans 15
		<b>16</b>	<b>THE ZONING</b>
			HC - 2 - Highway Corridor 2 17
		<b>24</b>	<b>THE DEMOGRAPHICS</b>
			Demographics Map & Report 25



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SECTION 1

The Property



130

36,329 VPD



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Retail
<b>PROPERTY SUBTYPE:</b>	Supermarket/ Grocery Store
<b>LEASE RATE:</b>	\$12.00 SF / yr (NNN)
<b>AVAILABLE SF:</b>	17,633 SF±
<b>ZONING:</b>	HC- 2
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	North Burlington County

### PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease prime retail space on the heavily traveled Route 130 in Burlington City, New Jersey. This former Save-A-Lot grocery store offers a total gross leasable area of approximately 17,633 SF. The functional and versatile floor plan, with existing refrigeration, shelving and loading capabilities, invites many potential uses. The location is highly visible and accessible, with prominent signage available. The neighborhood is rich in amenities, featuring a wide variety of national and regional retailers in immediate proximity. Ample parking is available.

### LOCATION OVERVIEW

Located on the heavily traveled Route 130, this site is centrally situated within the Burlington City corridor. It is in immediate proximity to the Burlington Bristol Bridge, offering a convenient location along the New Jersey state border with easy access to Philadelphia, South and Central New Jersey, and New York City.

## PROPERTY DETAILS

LEASE RATE	<b>\$12.00 SF/YR (NNN)</b>
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### LOCATION INFORMATION

STREET ADDRESS	811 W. Route 130 N.
CITY, STATE, ZIP	Burlington, NJ 08016
COUNTY	Burlington
MARKET	Philadelphia
SUB-MARKET	North Burlington County
CROSS-STREETS	Salem Road
TOWNSHIP	Burlington City
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 130
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 32.3 Mi.

### PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	7/1000
NUMBER OF PARKING SPACES	129

### PROPERTY INFORMATION

PROPERTY TYPE	Retail
ZONING	HC- 2 - Highway Corridor 2
LOT SIZE	3.8 AC±
APN #	05-00064-00011
LOT FRONTAGE	778 ft
LOT DEPTH	190 ft
TRAFFIC COUNT	36,329 VPD
TRAFFIC COUNT STREET	Burlington Pike & Madison Ave

### BUILDING INFORMATION

BUILDING SIZE	25,960 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1960
CONSTRUCTION STATUS	Existing



## PROPERTY HIGHLIGHTS

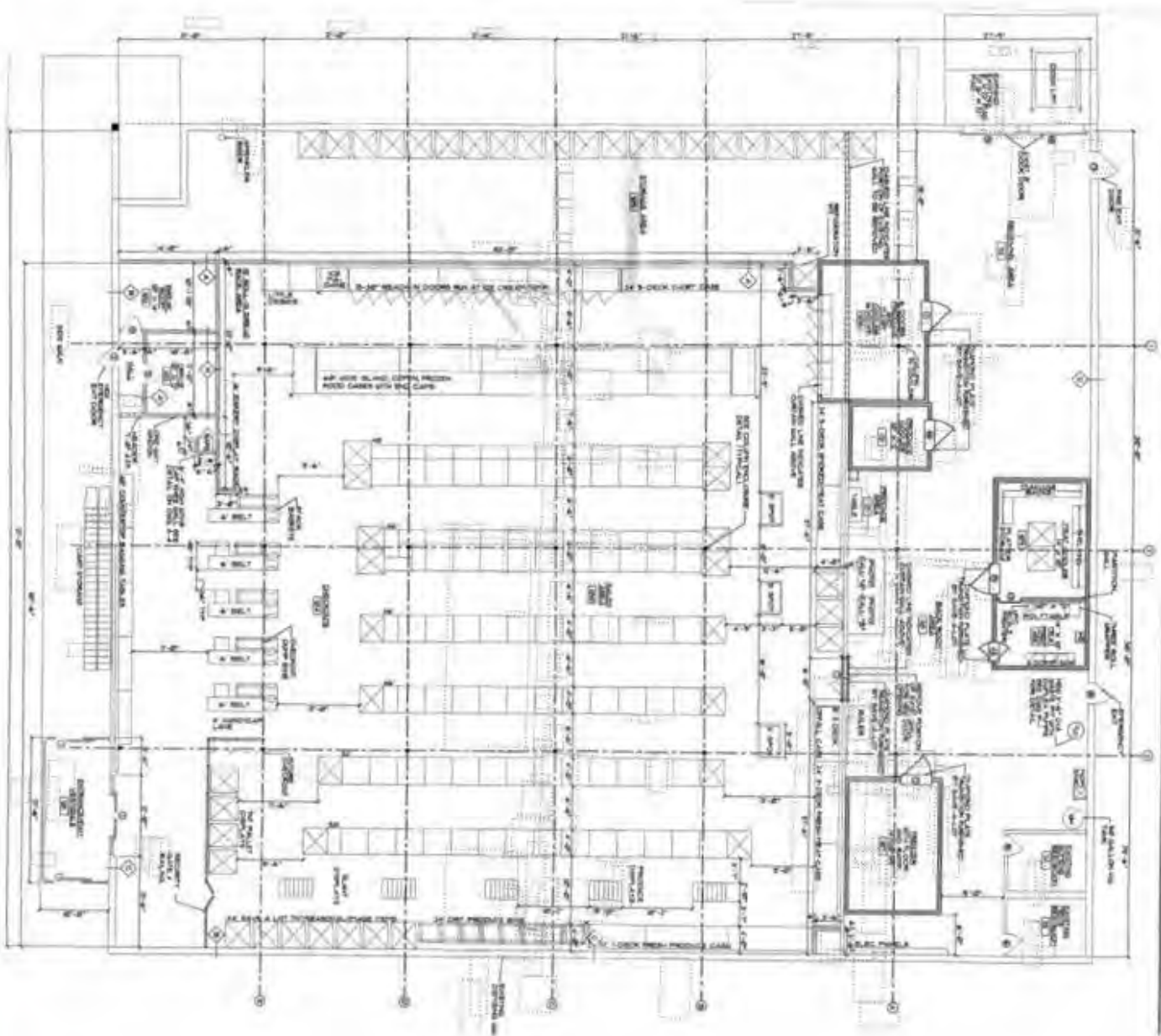
- Former Save-A-Lot grocery store
- Prime highway commercial retail opportunity
- 17,633± SF GLA
- 3.4± AC land area
- 778 feet of highway frontage
- Existing refrigeration, freezers and shelving
- Two 8' loading docks
- Glass vestibule
- Fully sprinkled
- Highly visible / accessible location
- Excellent signage opportunity
- Ideally located for business and consumer access
- Commutable proximity to/from Philadelphia, New Jersey Shore and New York
- Convenient location to major connecting routes
- C- 3 (Highway Commercial zoning district) - abundant permitted uses





FLOOR PLANS

Route 130





ADDITIONAL PHOTOS







SECTION 2

The Location

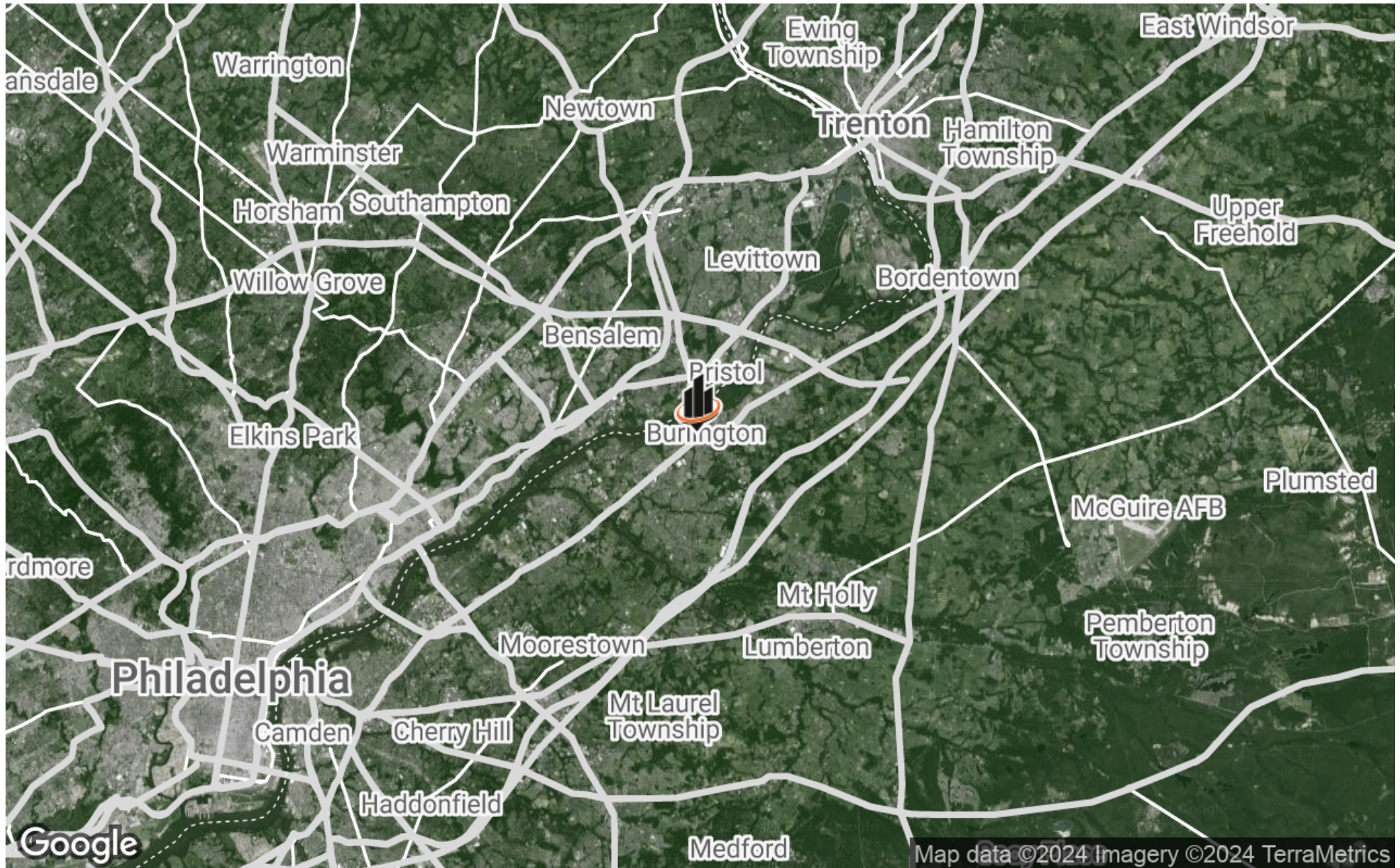


130

36,329 VPD

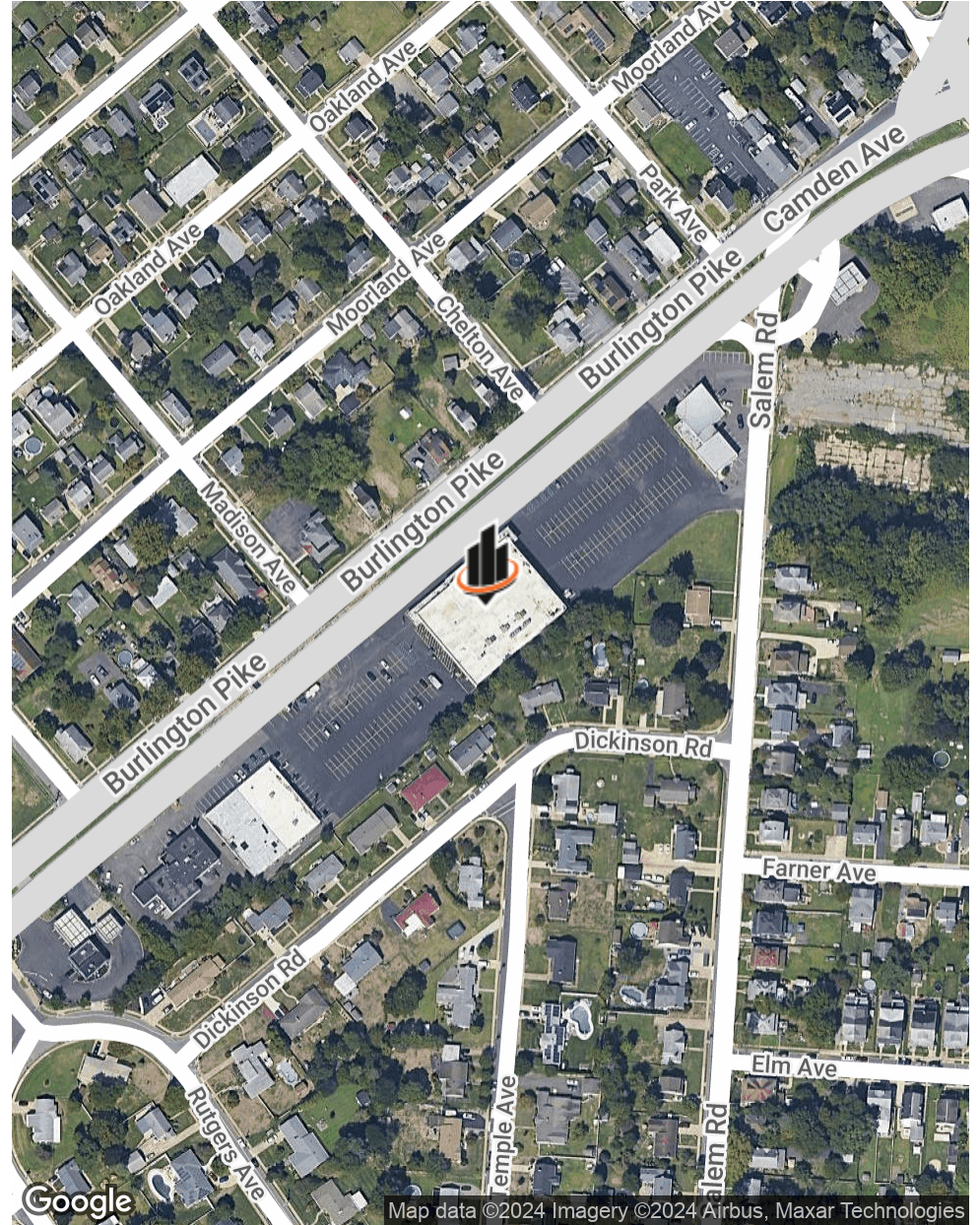
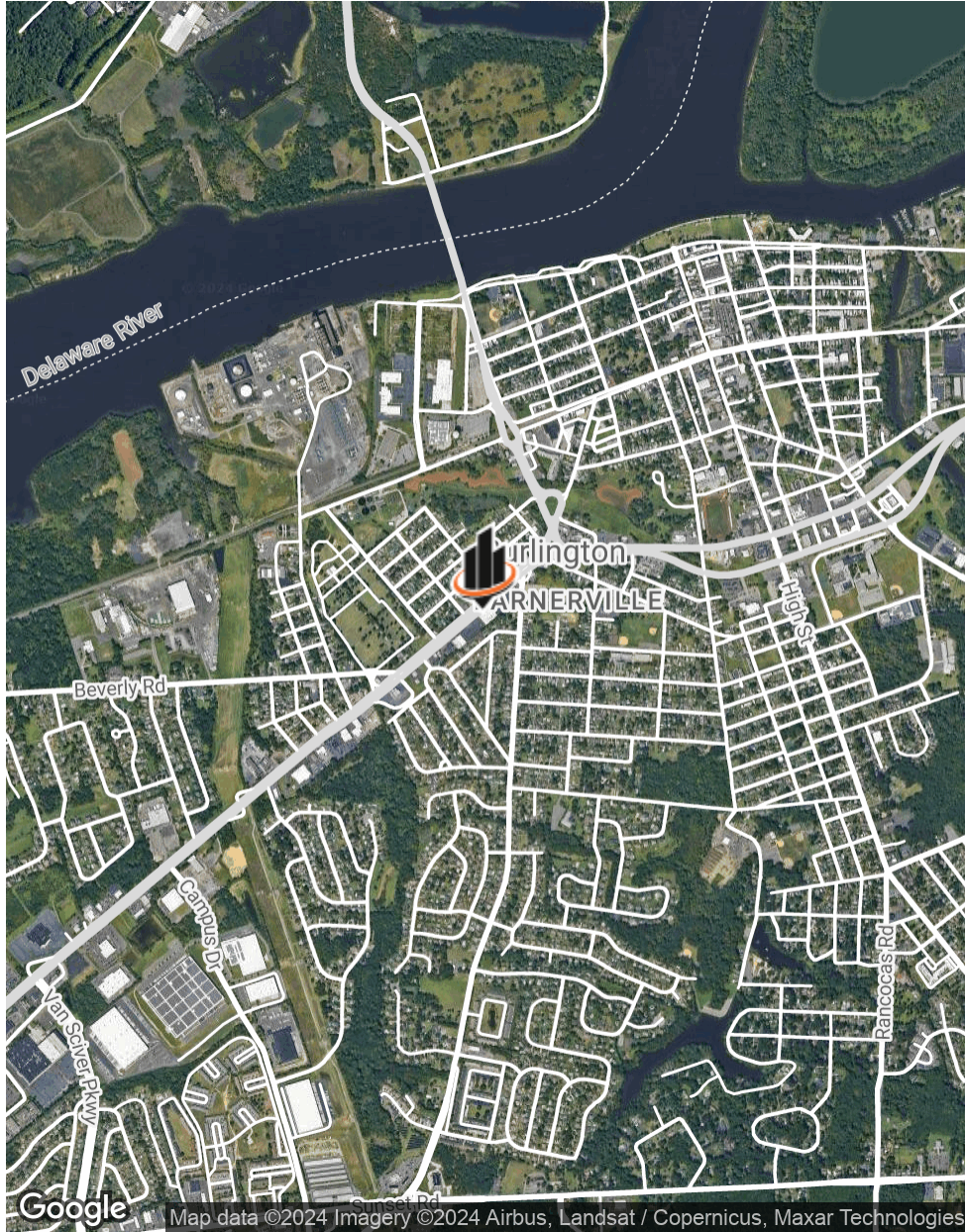


REGIONAL MAP





# LOCATION MAP



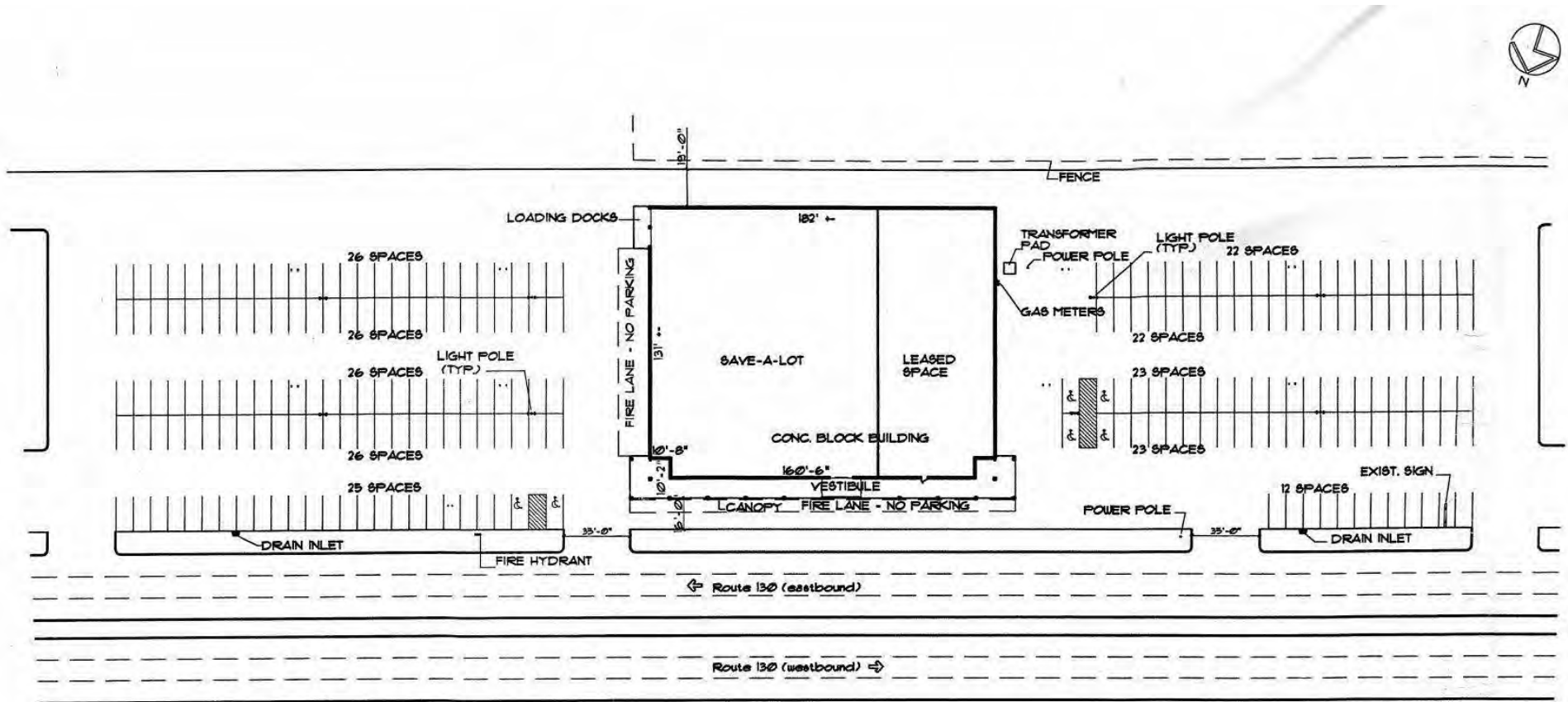


PARCEL MAP





# SITE PLANS







SECTION 3

The Zoning



130

36,329 VPD



LAND DEVELOPMENT

207 Attachment 3

City of Burlington

Schedule of Land Uses

<p><b>Key to Land Use Schedule:</b>                  P = Permitted Use                  C = Conditional Use                  I = Burlington Island Only                  A = Permitted Accessory Use                  H = Permitted as a Home Occupation                  M = Permitted as part of a Mixed-Use Development                  B = Barbers, Beauticians and Babysitting Permitted as a Home Occupation</p>	<p><b>Notes:</b>  <sup>1</sup> Permitted in TC-2 only along West Broad Street.</p>
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<b>Civic Uses</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>
<b>Public and Recreational Uses</b>													
Government buildings, offices, libraries, community centers, museums, art galleries	C				C	P	P						
Public and private landings and marinas	P								P				
Municipal parking lots and garages	A				P	P	P	P	P	P			
Public and private parks and playgrounds	P	P	P	P	P				P			A	A
Public safety facilities (ambulance services, emergency squads, fire stations and police stations)					C	P	P		C	P			
<b>Religious, Civic and Similar Uses</b>													
Business, professional, labor, political, and similar organizations; charitable, civic and social organizations						P	P		P				
Religious uses (worship, assembly, Sunday school, parish, rectory, parsonage or convent)		C	C	C	C	C	C						
<b>Educational Uses</b>													
Business schools, technical and trade schools, and computer and management training; colleges, universities, and professional schools	C/I					C	C						
Nurseries, preschools and kindergartens; elementary and secondary schools for		C	C	C	C		C						

BURLINGTON CODE

education, licensed by the State of New Jersey														
<b>Educational Uses (cont'd)</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>	
Tutoring, exam preparation and other education support services		H	H	H	H	HP	HP	HP	H	HP	H			
<b>Health Care and Social Assistance</b>														
Blood and organ banks; home health care services; medical and diagnostic laboratories; nonresidential social and emergency relief assistance							P				P			
Cemeteries		C	C		A	A	A							
Child and family day-care services (5 or more clients)					C	C	P				P	A	A	
Nursing and residential care facilities		C	C	C	C						P			
Outpatient care centers; vocational rehabilitation services							P				P			
<b>Residential Uses</b>														
<b>Single-Family and Two-Family uses</b>														
Single-family detached units		P	P	P	P		P	P						
Single-family semidetached units				P	P		P	P						
Single-family attached units				P	P		P	P	P					
Two-family detached units							P <sup>1</sup>							
Community residences and adult family care homes		P	P	P	P		P	P	P					
<b>Multifamily Uses</b>														
Townhomes					P	M	P	P	P	M	C			
Apartments/flats					P	M	P	P	P	M	C			
Townhome/flat combination					P	M	P	P	P	M	C			
Garden apartment buildings (up to 3 stories)					P	M	P		P	M	C			
Mid-rise apartment buildings (up to 5 stories)							M	P		P	M			
<b>Mixed Uses</b>														
Single- or two-family above civic, commercial or office uses							P	P	P	P				
Multifamily above civic, commercial or office uses							P	P	P	P				
<b>Accessory Apartments</b>														
Age-restricted/disabled		C	C	C	C	C	C	C	C	C	C			



LAND DEVELOPMENT

Affordable		C	C	C	C	C	C	C	C	C	C	C		
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<b>Lodging Uses</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>
<b>Lodging</b>													
Bed-and-breakfast inns					H	P	P		P				
Hotels						P			P	P			
Motels											P		
School dormitories					C								
<b>Office Uses</b>													
<b>Professional and Technical Services</b>													
Business, design, financial, legal, medical and other professional and technical services		H	H	H	H	HP	HP	HP	H	HP	HP		
Veterinary services											P		
<b>Administrative and Support Services</b>													
Administrative, business support and property management and other related services		H	H	H	H	HP	HP	HP	H	HP	HP		
<b>Commercial Uses</b>													
<b>Banks and Finance, Insurance and Real Estate</b>													
Banks and finance, insurance and real estate offices						P				P	P		
Drive-in banks and finance, insurance and real estate offices											C		
<b>Eating and Drinking Establishments</b>													
Cafeterias; buffets; banquet halls; restaurants; eating and drinking establishments excluding drive-in restaurants	C/I					P		P	P	P	P	A	A
Drive-in restaurants										C	C		
Off-site food preparation caterers								P			P	P	
Snack and beverage bars	C/I					P	P	P	P	P	P	A	A
<b>Personal and Household Services</b>													
Funeral homes and funeral services						P	P	P		P	P		
Home and garden equipment and appliance repair and maintenance						P		P		P	P		
All other personal and household service establishments		B	B	B	B	BP	B	P	BM	P	P		
<b>Recreational Uses</b>													
Amusement arcades, bowling centers and										P	P		



LAND DEVELOPMENT

billiard parlors														
<b>Recreational Uses (cont'd)</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>	
Art galleries; fitness and recreational sports centers; instructional academies (fine and performing arts, language, sports and recreation, driving, etc.); performing arts companies; sports teams and clubs						P	P	P	M	P				
Live performance theaters	C					P	P			P				
Motion picture theaters											P			
Museums and historical sites; nature parks and gardens	C				P	P	P		P					
Sexually oriented businesses											C			
<b>Retail Sales Establishments</b>														
Building material, farm and garden equipment and supplies dealers; fuel dealers; warehouse clubs and supercenters											P			
Department stores and discount department stores										P	P			
Electronic shopping and mail-order houses											P	P	P	
All other retail sales establishments						P		P		P	P			
Retail, limited to products relating to recreational, educational, conservational, and cultural uses	C/I													
<b>Rental Services</b>														
Consumer goods rental; general rental centers						P		P		P	P			
Commercial and industrial laundries - linen and uniform supply											P	P		
Machinery and equipment rental and leasing											P			
<b>Automobile and Boat-Related Businesses</b>														
Automobile: Major service and repairs; minor service and repairs; rentals and leasing; sales, new and used; washing and detailing											C			
Automobile: parking and garages, public											P			
Automobile: parking and garages, private		A	A	A	A	A	A	A	A	A	A	A	A	
Automobile and boat: fuel center and convenience store									C		C			




LAND DEVELOPMENT

<b>Automobile and Boat-Related Businesses (cont'd)</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>
Automobile and boat: supplies and parts dealers									C	P	P		
Boat: landings and marinas, private and public; rentals and leasing; sales, new and used service, towing and storage	C								C		C		
<b>Industrial Uses</b>													
<b>Construction</b>													
Light construction contractors (building equipment and finishing; framing, masonry and building exterior)											P	P	P
Heavy construction contractors (site preparation; foundation and structural steel and concrete)													P
<b>Information</b>													
Data processing, internet hosting, and related services		H	H	H	H	HP	HP	HP	H	HP	HP	P	
Private and corporate libraries and archives						P	P				P	P	
Scientific research and development services		H	H	H	H	HP	HP	HP	H	HP	HP	P	
Software publishers		H	H	H	H	HP	HP	HP	H	HP	HP	P	
Entertainment, news, media and telecommunication production, broadcasting, publication and distribution uses						P	P			P	P	P	
<b>Manufacturing: Food</b>													
Industrial-scale alcoholic beverage manufacturing													P
Industrial-scale bakeries and tortilla manufacturing												P	P
Industrial-scale nonalcoholic beverage manufacturing												P	P
Limited brewery in accordance w/N.J.S.A. 33:1-10(lb), limited brewery license												P	
All other food manufacturing, except animal slaughtering and processing and tobacco product manufacturing													P



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<b>Manufacturing: Nonfood</b>	<b>OS-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>TR N</b>	<b>TC-1</b>	<b>TC-2</b>	<b>NC-1</b>	<b>W-1</b>	<b>HC-1</b>	<b>HC-2</b>	<b>I P</b>	<b>I-1</b>
All light industrial uses												P	P
<b>Transportation and Warehousing</b>													
Wet and dry boat docking and storage	C/I								P		P		P
Farm product warehousing and storage; general freight trucking, local and long distance; packing and crating; port and harbor operations, cargo handling and support services; rail freight transportation and storage; warehousing and storage, general and refrigerated													P
Parcel delivery, postal service, couriers and messengers; personal and household (mini) storage; used household and office goods moving											P	P	
Petroleum, natural gas and other fuel pipelines													P
Land and water scenic and sightseeing transportation; taxi and limousine service	C/I						P		P	P	P	P	
<b>Utilities and Waste Management Services</b>													
Essential services - electric substations; water and wastewater infrastructure	A	A	A	A	A	A	A	A	A	A	A	A	A
On-site renewable energy production	A	A	A	A	A	A	A	A	A	A	A	A	P
Electricity production and distribution; wastewater management facilities													P
Water supply and treatment	A								P				
<b>Wholesale Trade</b>													
All wholesale businesses, except chemical and allied products, metals and minerals, petroleum and petroleum products, and recyclable materials											P	P	P
Wholesale electronic markets and agents and brokers											P	P	P



**SECTION 4**  
The  
Demographics

130

36,329 VPD



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

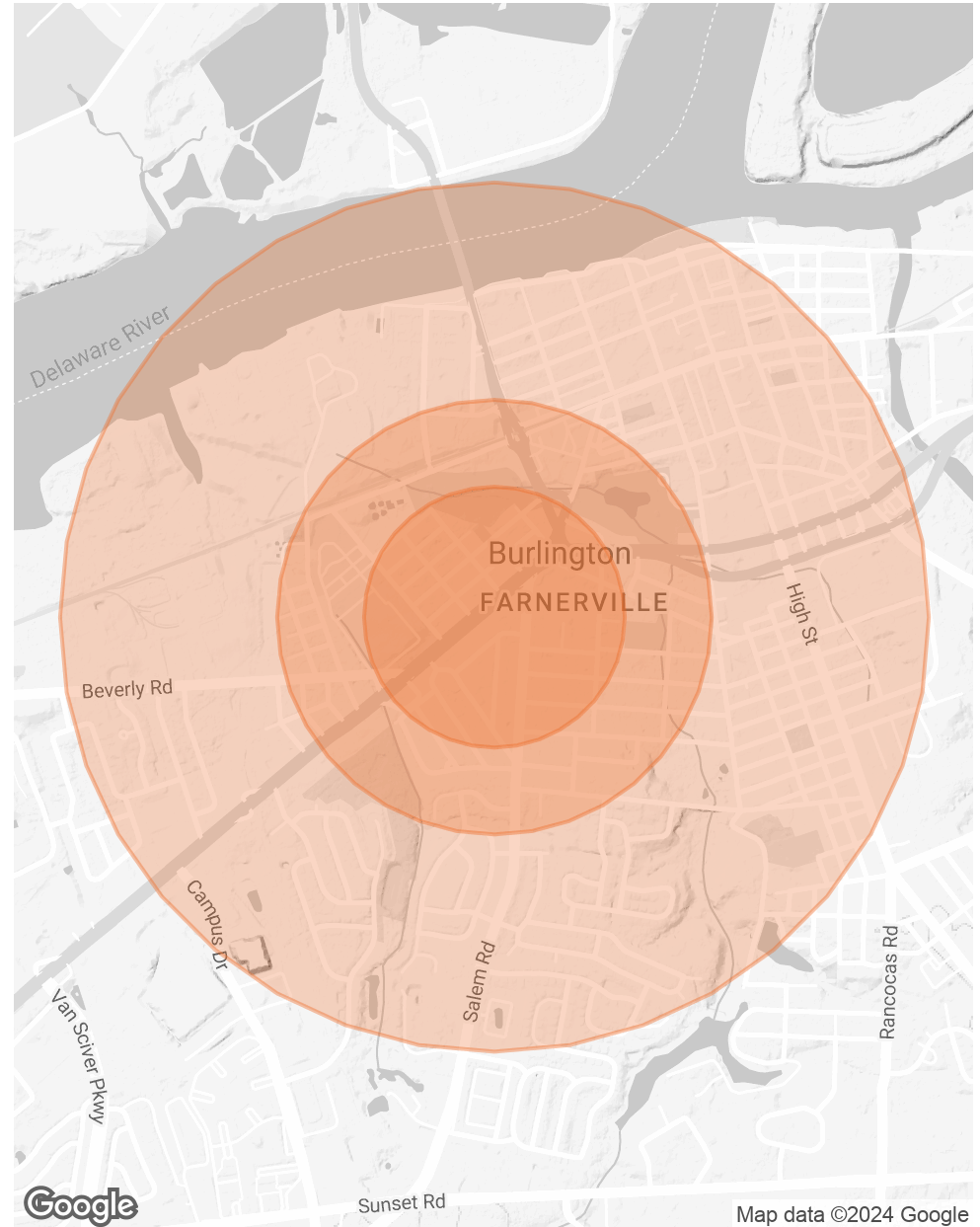
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	820	2,659	9,375
AVERAGE AGE	43	43	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	45	44	42

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	313	1,040	3,647
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$93,452	\$100,543	\$101,726
AVERAGE HOUSE VALUE	\$246,004	\$260,228	\$271,773

Demographics data derived from AlphaMap





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