

1

ZONING

Permitted Uses:

- Retail sales & services
- Restaurant & food service
- Offices (professional, general, medical)
- Banks & financial institutions
- Planned shopping center uses
- Cannabis retail (with proper licensing)

2

LOCATION

- High-visibility Route 130 frontage
- Strong traffic counts
- Access to Burlington County population centers
- Close to distribution networks & highways
- Surrounded by retail, restaurant & service users

3

FINANCIALS

- In-Place Income: BETO Meat Market
- Potential Income: (Modified Gross)
 - Retail: \$1.50/SF/mo + NNN
 - Warehouse: \$1.00/SF/mo + NNN
- NNN Charges: Est. \$2.78/SF
- Tenants pay utilities directly

SUMMARY

Prime 28,000 SF retail and warehouse property on Route 130 featuring strong visibility, flexible HC zoning, an income-producing 3,500 SF tenant, available retail space, and a high-clear warehouse with loading. Ideal for a wide range of commercial users, with excellent access to Burlington County and major transportation routes.

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Total Building Size: 28,000 SF (approx.)

2

Tenanted Retail: 3,500 SF (BETO Meat Market, modified gross, lease expires 4/1/2029)

3

Available Retail: 6,612 SF (4,500 SF retail + 2,112 SF contiguous open space)

4

Warehouse: 16,365 SF plus 1,523 SF loft (approx. 17,888 SF total warehouse/loft)

5

Zoning: HC – Highway Commercial (Edgewater Park Township)

6

2025 Property Taxes: \$52,899 (tenant pays utilities)

7

Parking: 16 striped spaces at front plus additional unstriped parking area at rear



4307 ROUTE 130, EDGEWATER PARK, NJ

4307 ROUTE 130 Edgewater Park, NJ
Retail & Warehouse Offering

28,000 SF Total • High Route 130 Visibility
• Retail • Warehouse • NNN Investment



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RETAIL SPACE DETAILS

Available Retail - 6,612 SF

- 4,500 SF finished retail + 2,112 SF open space
- Asking Rent: \$9,918/mo
- Rate: \$1.50/SF/mo + \$2.78/SF NNN
- Open floor plan with strong visibility



WAREHOUSE SPACE DETAILS

Warehouse / Loft – 17,888 SF

- Warehouse: 16,365 SF
- Loft: 1,523 SF
- Asking Rent: \$18,000/mo
- Rate: \$1.00/SF/mo + \$2.78/SF NNN
- High clear heights, racking in place
- Dock-high & grade-level loading
- Wide column spacing
- Rear loading apron + parking



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LEASE OFFERINGS

Two spaces are available for lease: a 6,612 SF retail suite featuring an open floor plan and strong Route 130 visibility, and a 17,888 SF warehouse/loft space with high clear heights, racking, and both dock-high and grade-level loading. Both spaces offer competitive rates with NNN terms and flexible configurations suited for a variety of commercial users.

1

RETAIL SPACE:

- Configuration: 4,500 SF finished retail area + 2,112 SF contiguous open space totaling 6,612 SF
- Asking Rent: \$9,918 per month
- Rate: \$1.50 per SF per month plus \$2.78 per SF NNN
- Condition: Open floor plan with strong Route 130 visibility; suitable for a wide range of retail and service uses

2

WAREHOUSE / LOFT

- Warehouse: approx. 16,365 SF
- Loft: approx. 1,523 SF (single-story mezzanine, not a separate floor)
- Asking Rent: \$18,000 per month
- Rate: \$1.00 per SF per month plus \$2.78 per SF NNN
- Features: High-clear warehouse, racking in place, dock-high and grade-level loading, wide column spacing, rear loading area and additional parking