

# LEASE – “The Shoppes at Mallard Creek”

*Storefront Unit / Pad Site*

*2144 Route 130 (North), Florence Twp.,  
Burlington County, NJ 08505-4628*



## Block 166, Lot 2

**Well established, modern retail center abuts Mallard Creek residential housing development**

### Available Immediately: Storefront

- 1,875 SF (Suite #6) – Former hair salon. Equipment has been removed, plumbing remains in place.
- Lease Rate: \$16.50/SF + \$7.00/SF CAM charge plus tenant heat and electric

Join Other Tenants: RR&J Halal Grocery, Asian House Restaurant, NovaCare Outpatient Rehabilitation, La Femme Spa & Nails, Gemstone Cleaners, Kumon Learning Center, Burlington Design Center, Kaleidoscope Academy

### Available Now: Pad Site

- 3,844 SF pad site fully approved for a wide range of uses
- Lease Rate: \$90,000/yr.

**EASY ACCESS** to Rt. 130 near Florence Train Station, NJTP Exit #6, I-295, Rt. 206 and Rt. 38

**Offered exclusively by:**  
*Joseph R. Ridolfi & Associates, LLC*  
*Commercial Realtors*

**Phone: 609-581-4848 Fax: 609-581-5511**

**Website: [ridolfi-associates.com](http://ridolfi-associates.com)**

**Email: [ridolfi@ridolfi-associates.com](mailto:ridolfi@ridolfi-associates.com)**

Joseph R.

# RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



2021 Demographics	1 Miles	3 Miles	5 Miles
Median HH Income	\$77,283	\$73,859	\$59,938
Housing Units	1,417	8,032	37,035
Total Population	3,644	21,413	93,027

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



# The Shoppes at Mallard Creek

Available For Lease

2144 Route 130 North, Lot 2  
Block 166.12, Florence Township  
HC-Zone, Bordentown  
New Jersey 08505



Offered exclusively by:

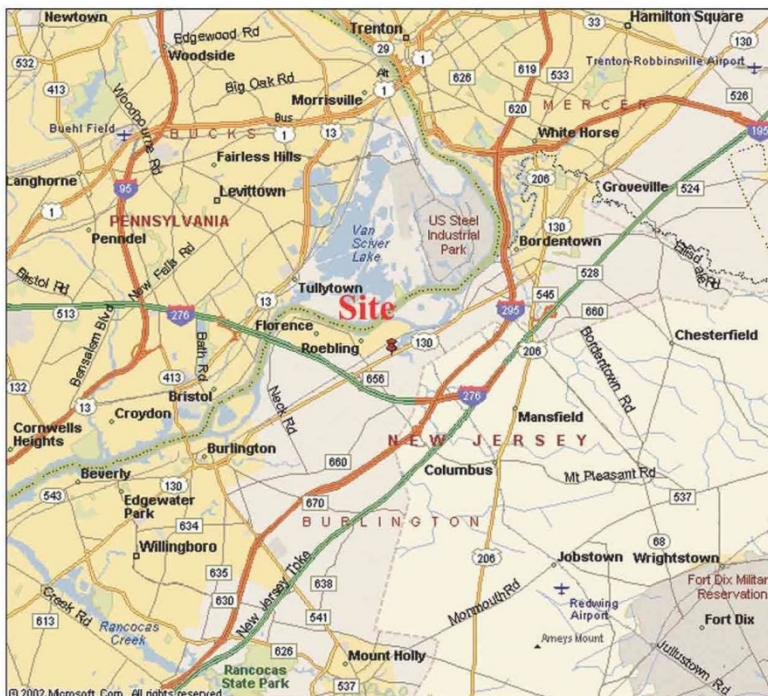
*Joseph R. Ridolfi & Associates, LLC*  
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**Phone: 609-581-4848**

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Joseph R.

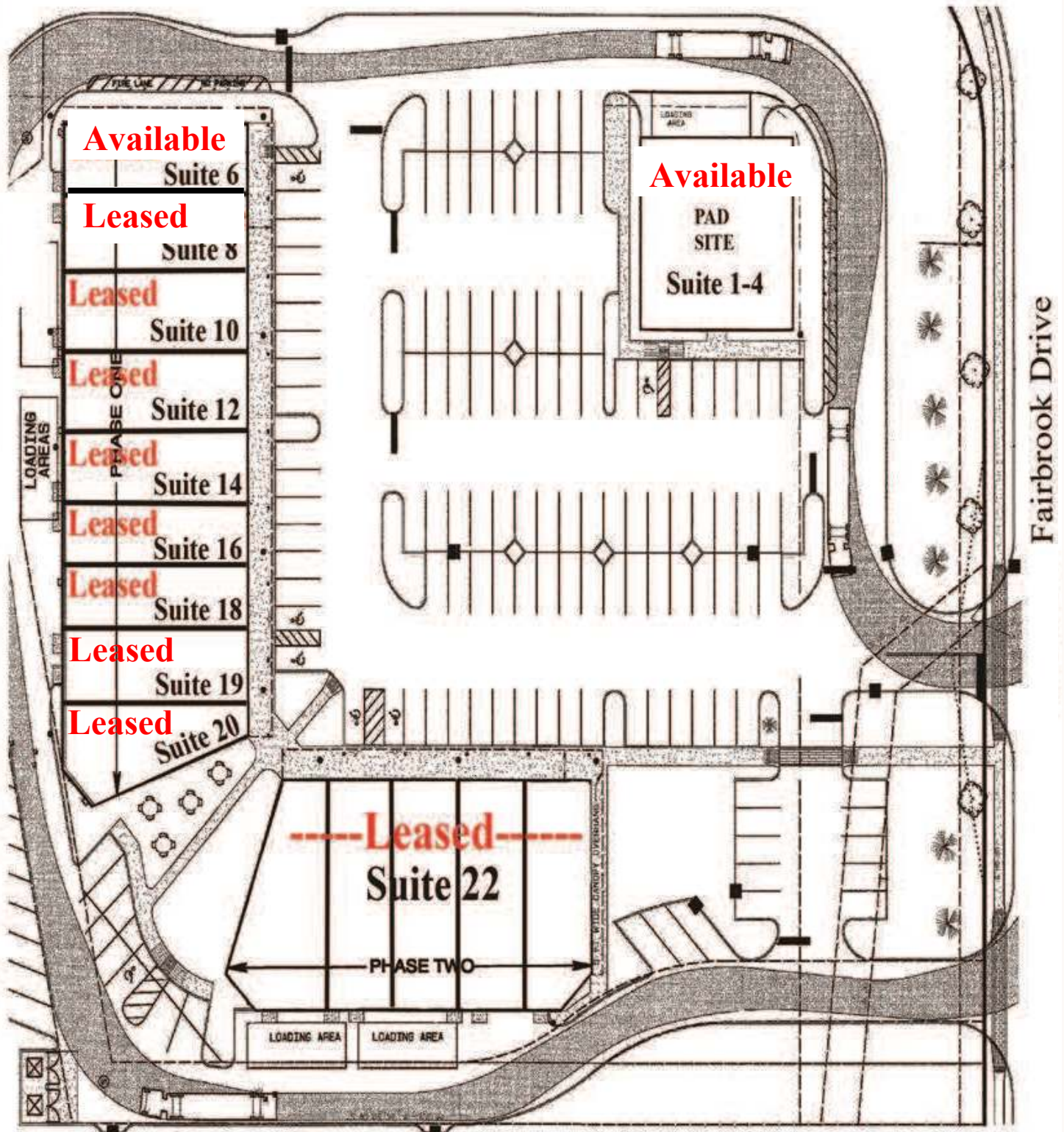
**RIDOLFI**

& Associates, L.L.C.

Commercial Real Estate



**The Shoppes at Mallard Creek**  
**2144 Route 130 North**  
**Florence Township, Bordentown, NJ 08505**



## **The Shoppes at Mallard Creek**

<b>Suite # 6</b>	<b><i>Available</i></b>
<b>Suite #8</b>	<b>RR&amp;J Halal Grocery</b>
<b>Suite #10</b>	<b>Asian House Restaurant</b>
<b>Suite #12</b>	<b>NovaCare Outpatient Rehabilitation</b>
<b>Suite #14</b>	<b>La Femme Spa &amp; Nails</b>
<b>Suite #16</b>	<b>Gemstone Cleaners</b>
<b>Suite #18</b>	<b>Kumon Learning Center</b>
<b>Suite #20</b>	<b>Burlington Design Center</b>
<b>Suite #22</b>	<b>Kaleidoscope Academy</b>

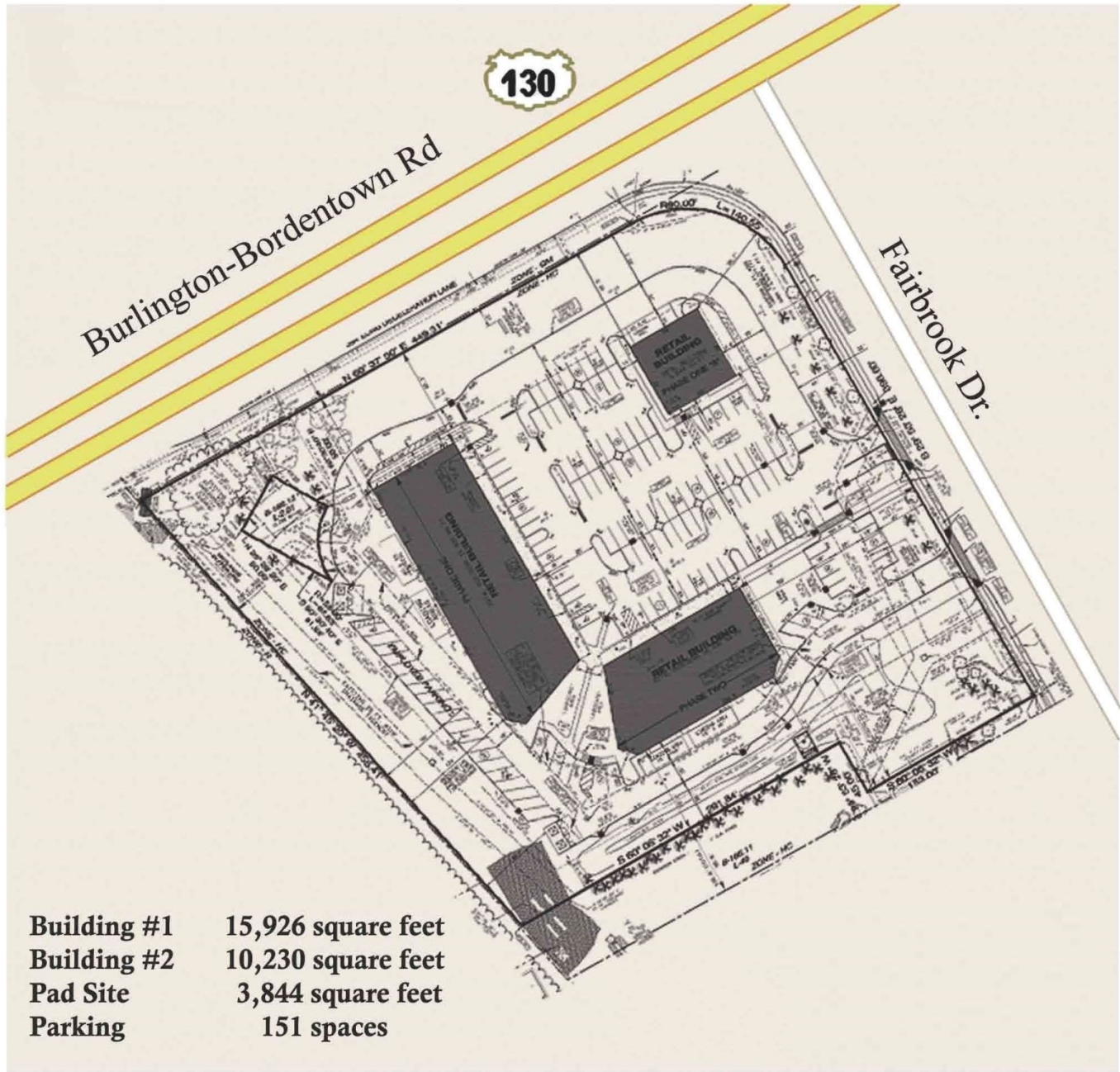


**Pad Site**  
**3,844 sq. ft.**  
***Available***



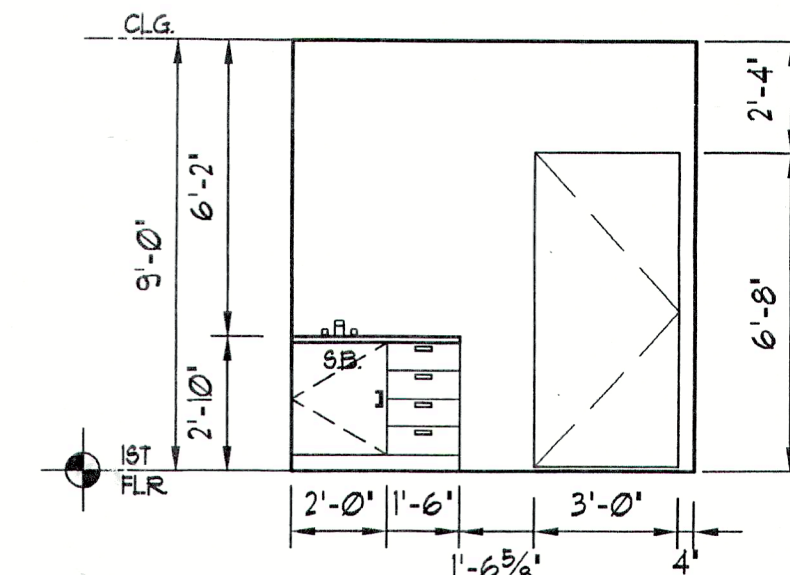
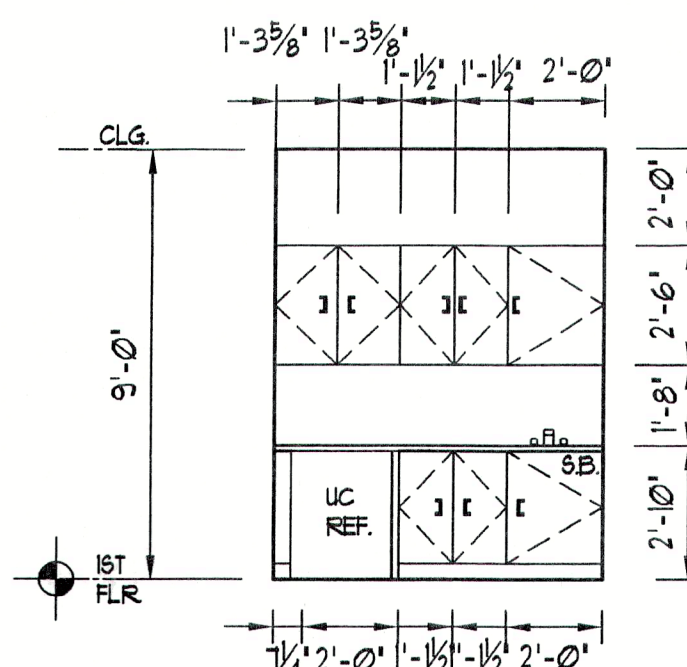
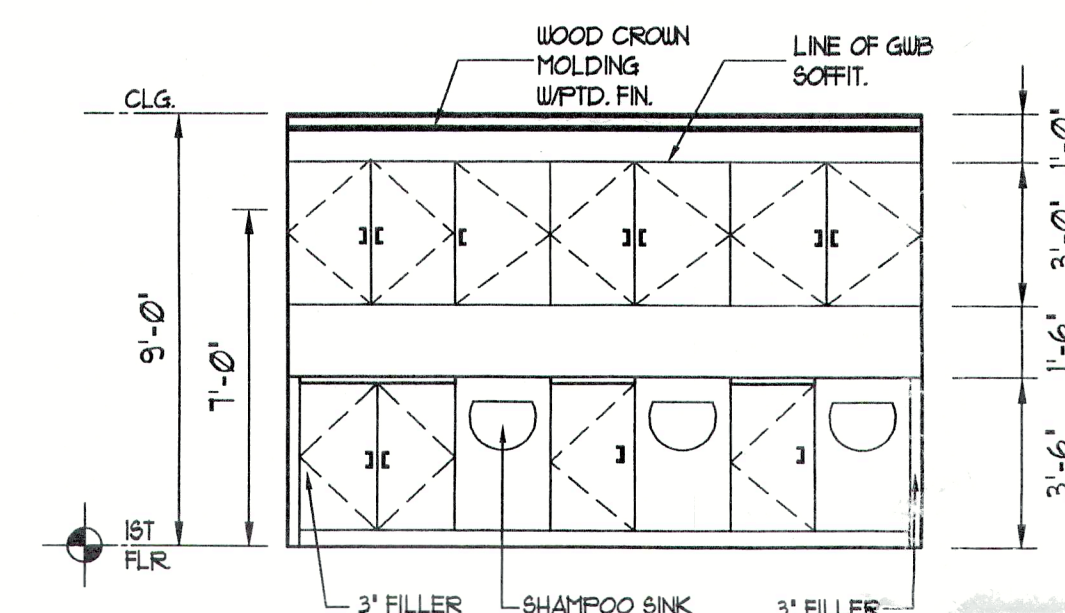
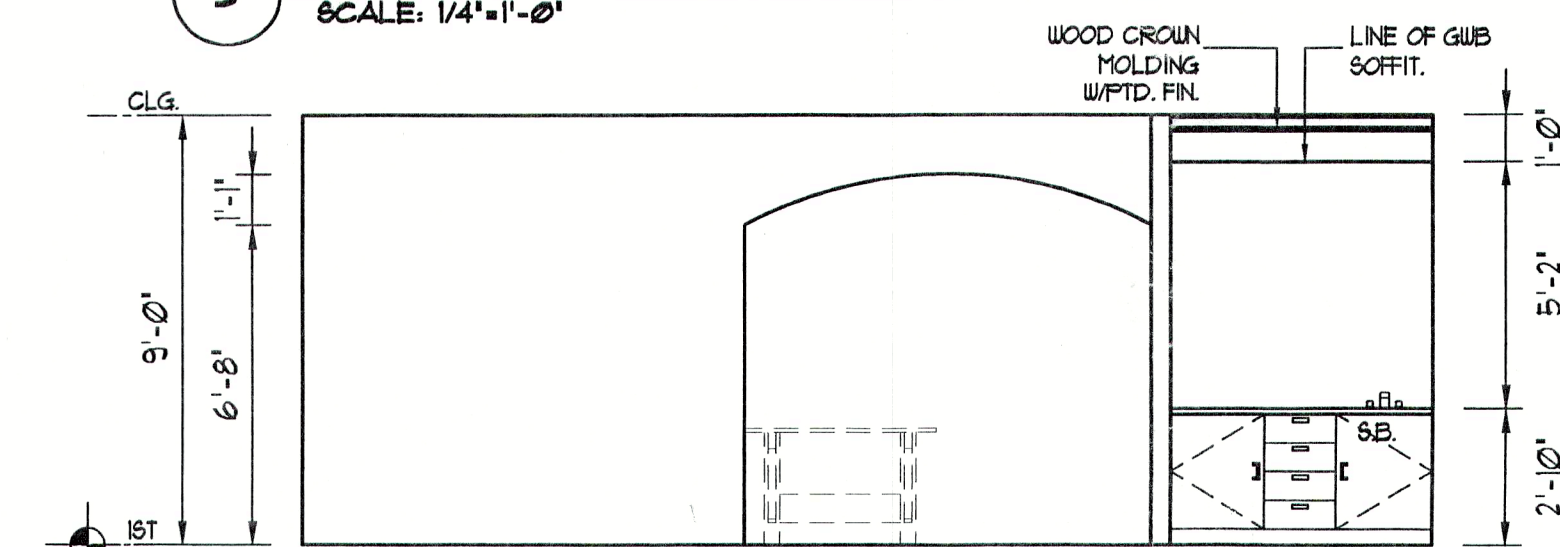
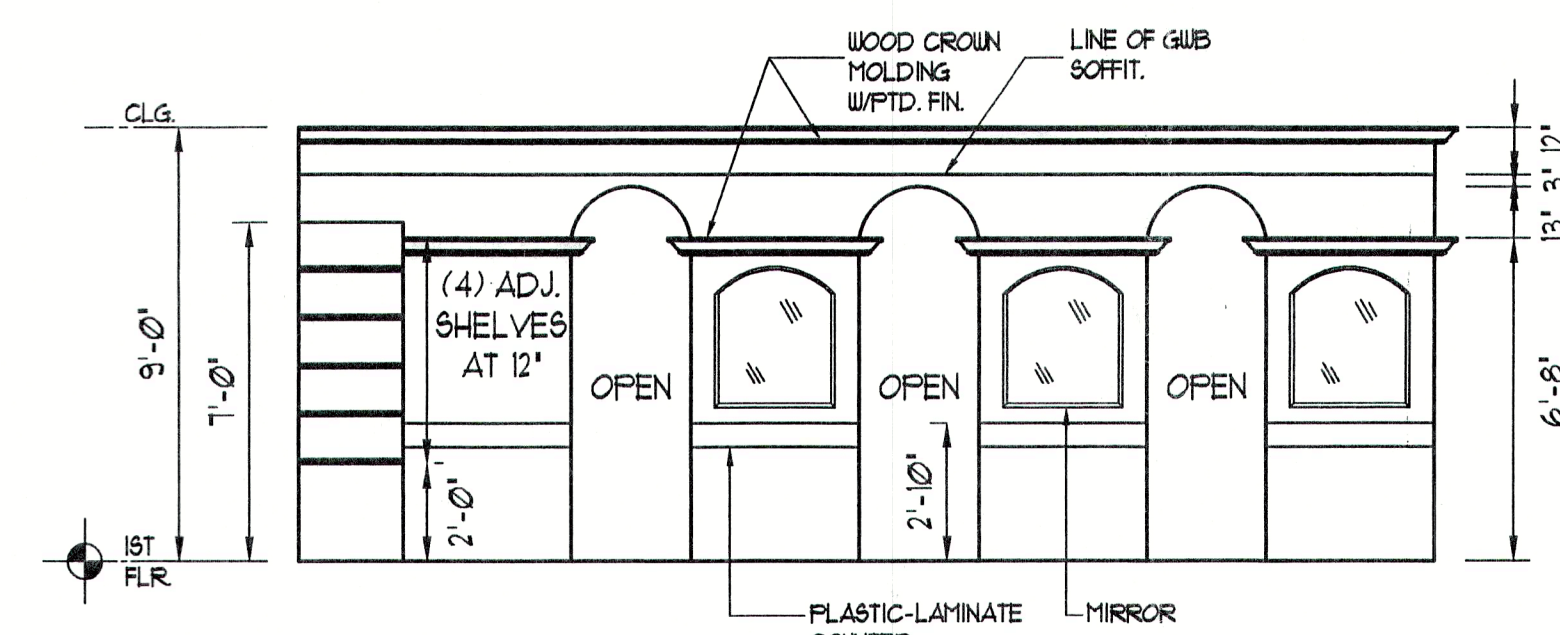
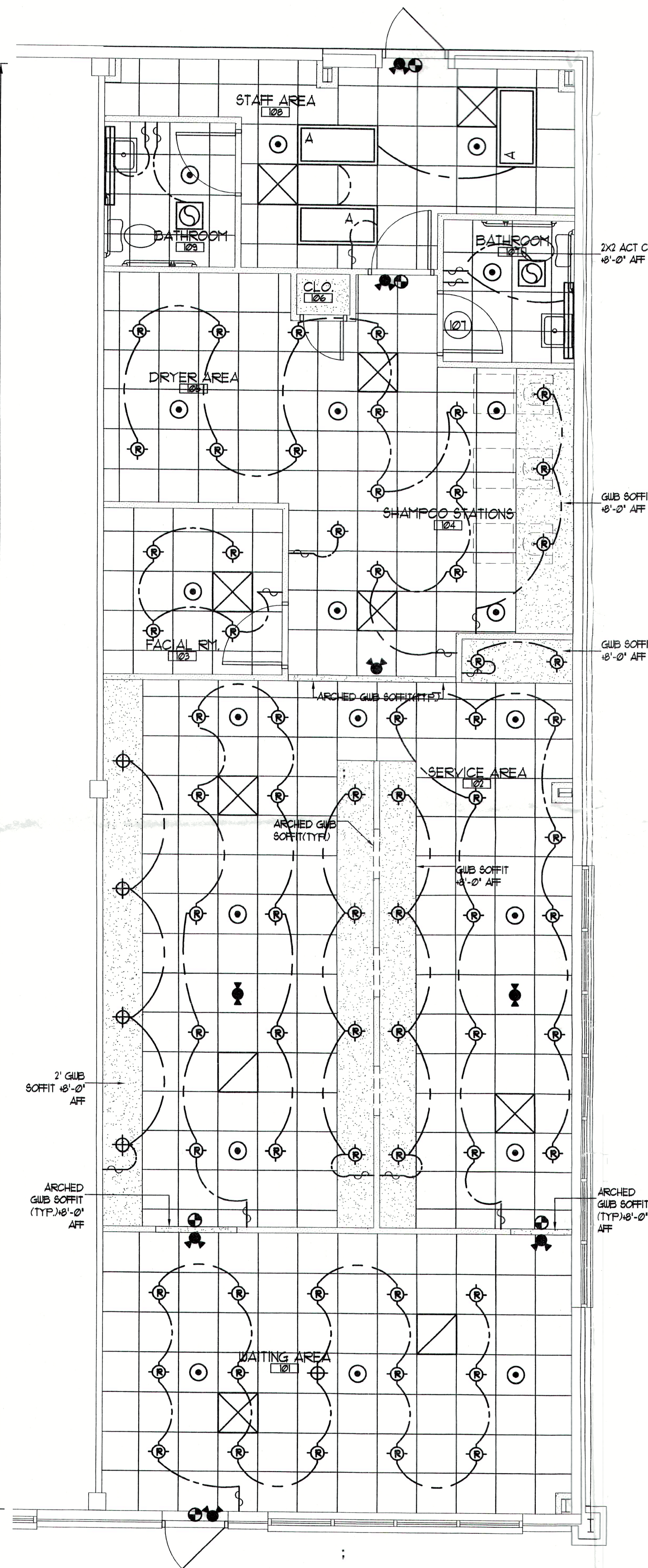
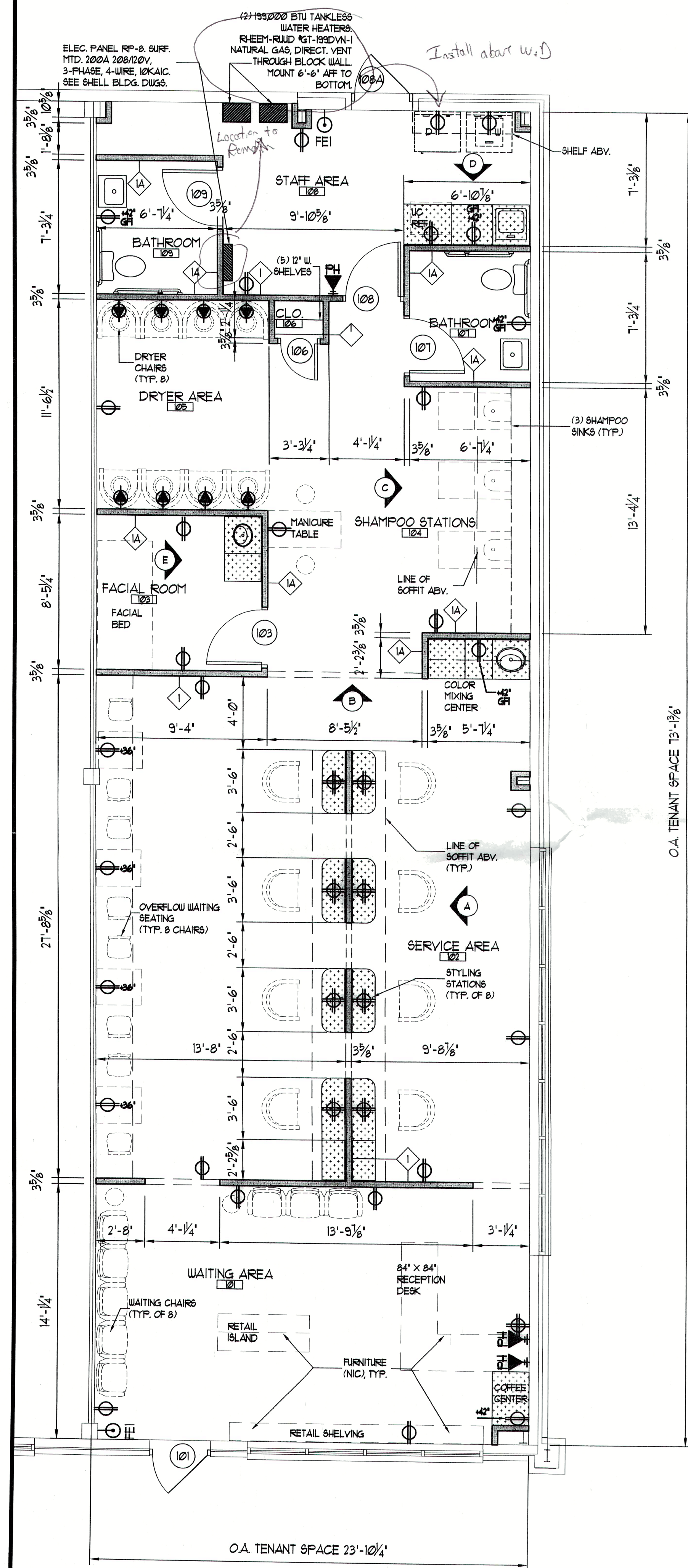
Route 130 (Between CR 659 & Outlys Ln) 23490 Vehicle Per Day (NJDOT)

Call for a copy of more complete demographic information.



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. THE PROSPECTIVE BUYER/TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.







- ### REFLECTED CEILING PLAN SYMBOLS


- ☐ SURFACE-MOUNTED DECO-RATIVE, 1/4" FLUORESCENT, (2) LAMP'S, WRAP AROUND WHITE ACRYLIC DIFFUSER, DECO-RATIVE END-CAPS, WALL-MT.D.  
☒ RECESSED DOWN LIGHT FIXTURE W/ GLASS LENS, FULLY SEALED & GASKETED, EXTERIOR GRADE (COMPACT FLUOR.)  
☐ 2' x 4' FLUORESCENT LIGHT FIXTURE (DROP-IN)  
☒ FAN 75 CFM MIN VENT TO EXTERIOR  
☒ ILLUMINATED EXIT SIGN  
☒ EMERGENCY LIGHTING WITH BATTERY BACK-UP


2X2 ACT CLGS. TO BE  
+ 9'-0" AFF UNLESS  
OTHERWISE NOTED


PROVIDE DEDICATED  
CIRCUIT FOR ALL QUAD  
RECEPTACLES AND DRYERS  
TO PANEL RP-8.


 SINGLE POLE SWITCH (4'-0" AFF. TO CENTER LINE)

 EMERGENCY LIGHTING REMOTE HEAD

 FIRE SPRINKLER SYSTEM PENDANT HEAD  
(SEE FIRE PROTECTION SYS. SHOP DUGS)


 TYPICAL PENDANT LIGHT FIXTURE TO BE DETERMINED BY OWNER

 HVAC RETURN

 HVAC SUPPLY

AREA: 1800 SF  
OCCUPANCY CLASSIFICATION: (B) BUSINESS  
OCCUPANT LOAD: 18 PERSONS (100 SF/PERSON).  
TYPE OF CONSTRUCTION: 2B  
CODE REFERENCE: IBC 2006 N.J. EDITION

ISSUED FOR PERMITS	1	2-21-08
<b>DRAWING ISSUE</b>	<b>No.</b>	<b>DATE</b>

 **OLIVIERI, SHOUSKY & KISS P.A.**  
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• PHONE: (856) 854-0580 • FAX: (856) 854-0993  
FOUNDER: JOHN J. OLIVIERI (1956-1999)  
PRINCIPAL: DANIEL J. SHOUSKY AIA, PP, NCARB  
PRINCIPAL: PAUL A. KISS AIA, PP, NCARB  
REGISTERED IN:  
• NEW JERSEY • PENNSYLVANIA • DELAWARE • ILLINOIS • GEORGIA • FLORIDA • NORTH CAROLINA • SOUTH CAROLINA • NEW YORK •

PROJECT	DWG. TITLE
LAURA'S BEAUTY SALON OF HOMESTEAD THE SHOPS AT MALLARD CREEK 2144 ROUTE 130, FLORENCE, NJ 08818	FLOOR PLAN, REFLECTED CEILING, AND DETAILS

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.

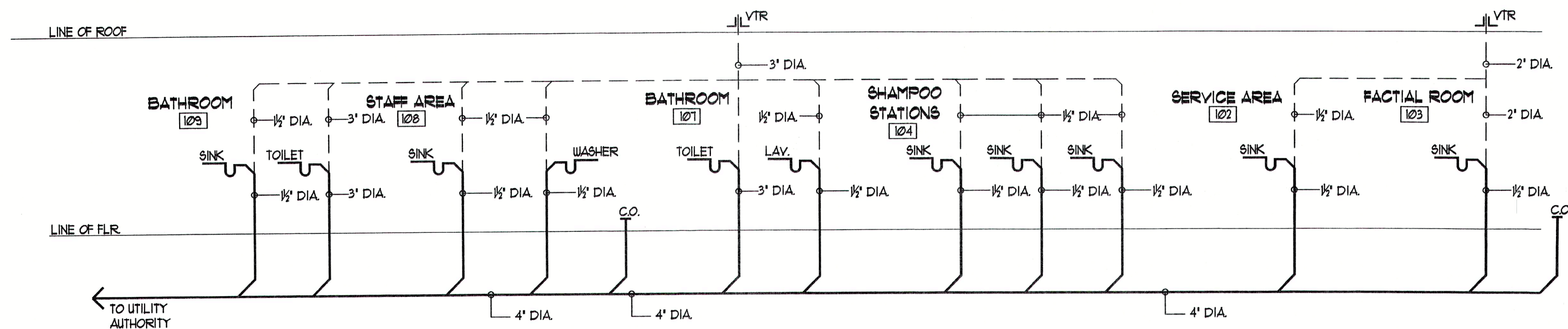
N.I. A1 08490

DRAWN BY: KRK
CHECKED BY: JSB
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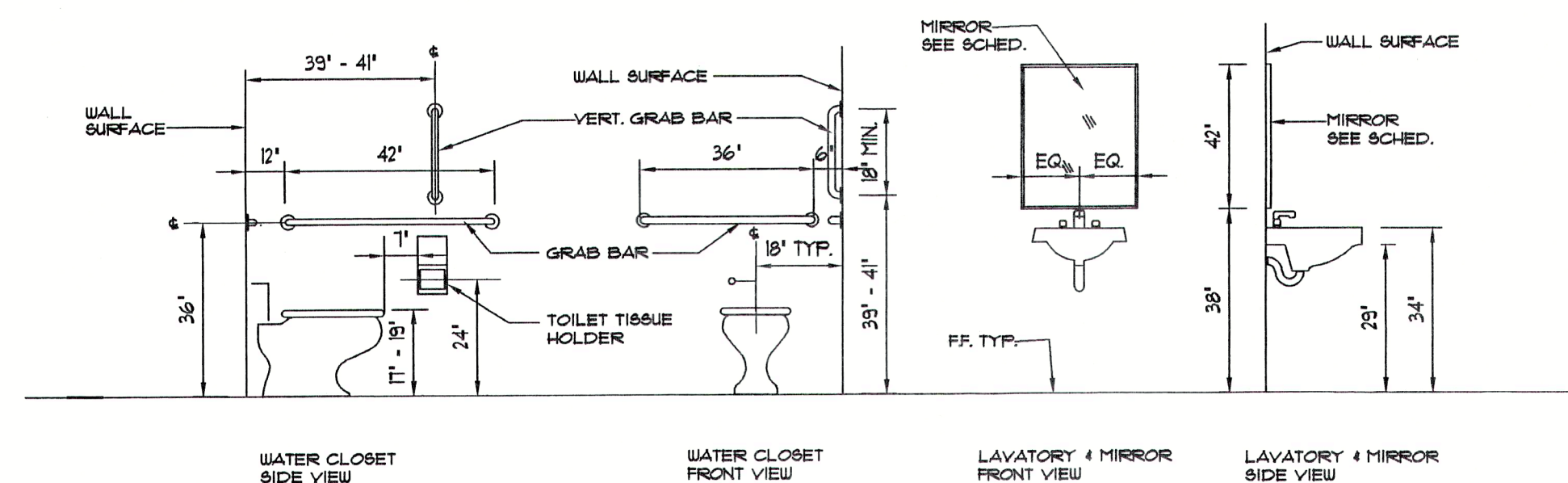
JOB NO. 1560.01
FILE: A1-1FLOORPLAN

Permit Set





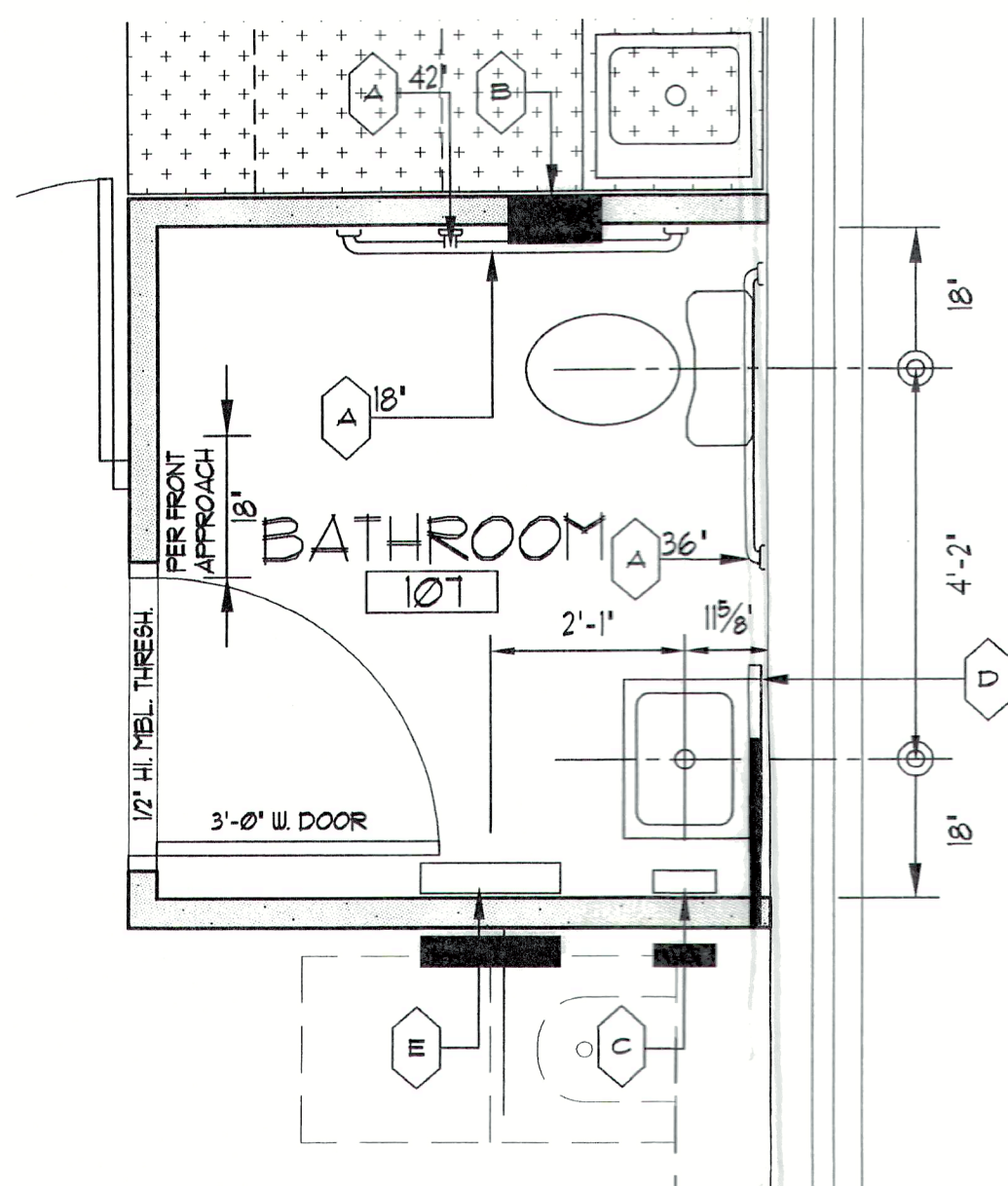
1 RISER DIAGRAM  
SCALE: 1/4"=1'-0"



1 TOILET FIXTURE & ACCESSORY MOUNTING HEIGHTS  
SCALE: 3/16"=1'-0"

#### PLUMBING FIXTURE SCHEDULE:

- WC-1 : FLOOR MOUNTED WATER CLOSET, "AMERICAN STANDARD CADET" #998200, 16 1/2" H/L, ELONGATED VITREOUS CHINA TOILET, 16 GPF. SEAT TO BE "OLSONITE" #9565 EXTRA HEAVY DUTY W/ OPEN FRONT.
- S-1 : COUNTERTOP SINK, "ELKAY" #LRAD52260, 18 GA. TYPE 304, STAINLESS STEEL, SELF-RIM, 15"x22"x6" D.P. 1/2" RADIUS CORNERS, UNDERCOATED, 8" CENTERS.
- L-1 : WALL-MOUNTED LAVATORY, "AMERICAN STANDARD" "LUCERNE" #2356421, WALL MOUNTED LAVATORY, VITREOUS CHINA, WALL-HANGER OR CONCEALED ARMS, SINGLE FAUCET HOLE, 20 1/8"x16 1/8" D.P. FAUCET TO BE "CERAMIK" #2020100 LAVATORY, LESS POP-UP DRAIN, POLISHED CHROME, SINGLE HOLE INSTALLATION, STAINLESS STEEL GRID STRAINER #55UC BY "MCQUIRE" (DELETE POP-UP DRAIN) PROVIDE "TRUEBRO" LAV-GUARD UNDERSINK PIPING COVERS FOR ALL EXPOSED PIPING BENEATH LAVATORY COUNTERS.



1 TOILET ROOM PLAN (TYP.)  
SCALE: 1/4"=1'-0"

#### HARDWARE SETS:

MANUFACTURER TO BE CHOSEN BY CONTRACTOR (UNO). ALL COMPONENTS TO BE HEAVY DUTY COMMERCIAL COMPONENTS (UNLESS NOTED EXTRA HEAVY DUTY COMMERCIAL). ALL FINISHES TO BE US26D/ANSI 626-652 UNLESS NOTED OTHERWISE. ALL COMPONENTS TO COMPLY WITH ANSI/IFMA A186 SERIES STANDARDS. ALL COMPONENTS TO BE IDENTICAL TO THOSE LISTED AND TESTED BY UL. ALL COMPONENTS TO COMPLY WITH ICC/ANSI A111-2003 4042.6 THRU 4042.8

- HARDWARE SET #1:  
1. DOORS: 103, 106, 108  
2. FULL MORTISE BUTT HINGES: 15 FR. BALL-BEARING, 45 x 45 x 0.134 GA. STANDARD WEIGHT  
3. (1) PASSAGE SET: "SCHLAGE" D-SERIES, "ATHENS" STYLE LEVER, ANSI CURVED-LIP STRIKE, STRIKE BOX.  
4. (1) CONCEALED WALL STOP OR FLOOR STOP AS REQUIRED  
5. (3) RUBBER DOOR SILENCERS ON STRIKE JAMB OF FRAME

- HARDWARE SET #2:  
1. DOORS: 101, 105  
2. FULL MORTISE BUTT HINGES: 15 FR. BALL-BEARING, 45 x 45 x 0.134 GA. STANDARD WEIGHT  
3. (1) PRIVACY LOCKSET: "SCHLAGE" D-SERIES, "ATHENS" STYLE LEVER, ANSI CURVED-LIP STRIKE, STRIKE BOX.  
4. (1) CONCEALED WALL STOP OR FLOOR STOP AS REQUIRED  
5. (3) RUBBER DOOR SILENCERS ON STRIKE JAMB OF FRAME

HM DOOR FRAMES: DOUBLE RABBETED, 16 GA. STL. (3) DOOR SILENCERS PER STRIKE JAMB OF FRAME. (3) ANCHORS PER JAMB. FACTORY PRIMED FOR FIELD APPLIED PAINTED FINISH. REINFORCED MITERED CORNERS, 1 GA. HINGE REINFORCEMENT FOR STANDARD WEIGHT HINGES, 16 GA. STRIKE REINFORCEMENT FOR STANDARD WEIGHT HINGES, 16 GA. STRIKE REINFORCEMENT. GUB FRAMES TO BE "KNOCKED-DOWN".

WOOD FLUSH DOORS: 101, 105. WOOD VENEER FLUSH DOOR W/PARTICLEBOARD CORE. "MOHAWK PREMIUM SERIES" OR EQUAL. FLAIN-SLICED MAPLE WOOD VENEER, GRADE "A" FACES MAY BE PRE-FINISHED. 1-PLY CONSTRUCTION. 1-1/8" HARDWOOD TOP AND BOTTOM RAILS, 1-1/2" HARDWOOD STILES. STILES AND RAILS BONDED TO CORE. PROV. 5" WOOD BLOCKING AT LOCATIONS REQ'D. FOR HARDWARE PREP. (COORDINATE W/HARDWARE SETS). FULL TIME WARRANTY.

#### TOILET ROOM ACCESSORY SCHEDULE

DES.	ACCESSORY	QUAN.	MANUF.	CAT. NUMBER	REMARKS
A	GRAB BARS	6	BOBRICK	B-6026 x 36, 42, 18	1-1/2" DIA, 36", 42" OR 18" LONG
B	TOILET PAPER DISP.	2	BOBRICK	B-691	(2) ROLLS, RECESSED
C	SOAP DISPENSER	2	BOBRICK	B-212	SURFACE-MTD.
D	MIRROR	2	BOBRICK	B-230, 24" X 42"	SURFACE-MTD.
E	PAPER TOWEL DISPENSER	2	BOBRICK	B-262	SURFACE-MTD.

#### ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR		BASE		WALLS				CEILING		REMARKS
		MATERIAL	COLOR	TYPE	COLOR	NORTH	EAST	SOUTH	WEST	COLOR	HEIGHT	
101	WAITING AREA	1	-	3	-	4	4	4	4	-	6	9'-0" AFF
102	SERVICE AREA	2	-	3	-	4	4	4	4	-	6	9'-0" AFF
103	FACIAL RM.	2	-	3	-	4	4	4	4	-	6	9'-0" AFF
104	SHAMPOO STATIONS	2	-	3	-	4	4	4	4	-	6	9'-0" AFF
105	DRYER AREA	2	-	3	-	4	4	4	4	-	6	9'-0" AFF
106	CLO.	2	-	3	-	4	4	4	4	-	5	9'-0" AFF
107	BATHROOM	2	-	3	-	4	4	4	4	-	6	8'-0" AFF
108	STAFF AREA	2	-	3	-	4	4	4	4	-	6	10'-0" AFF
109	BATHROOM	2	-	3	-	4	4	4	4	-	6	8'-0" AFF

#### ROOM FINISH SCHEDULE LEGEND:

- CARPET W/ PAD OVER CONC. FLOOR SLAB
- VINYL COMPOSITION FLR. TILE OVER CONC. FLR. SLAB
- RUBBER BASE
- PAINTED FINISH OVER NEW GUB
- PAINTED FINISH OVER NEW GUB CEILING
- 2 X 2 ACUSTIC CEILING TILE

#### DOOR SCHEDULE

DOOR #	ROOM		DOOR SIZE	DOOR				FRAME				THRESHOLD	UL LABEL	FIRE RATING (IN MINUTES)	REMARKS	HARDWARE SET
	FROM	TO		TYPE	THICKNESS	MATERIAL	FINISH	COLOR	TYPE	MATERIAL	FINISH	JAMB	HEAD	COLOR		
101	WAITING AREA	EXTERIOR	3'-0" x 7'-0"	A	-	-	-	-	-	-	-	-	-	-	-	-
103	FACIAL RM.	SHAMP. AREA	3'-0" x 6'-8"	A	1-3/4"	WD	STD	-	AA	HM	PTD	2	1	-	EXISTING DOOR/FRAME TO REMAIN	1
106	CLO.	DRYER AREA	2'-8" x 6'-8"	A	1-3/4"	WD	STD	-	AA	HM	PTD	2	1	-	-	1
107	BATHROOM	SHAMP. STA.	3'-0" x 6'-8"	A	1-3/4"	WD	STD	-	AA	HM	PTD	2	1	-	-	2
108	STAFF AREA	SHAMP. STA.	3'-0" x 6'-8"	A	1-3/4"	WD	STD	-	AA	HM	PTD	2	1	-	-	1
108a	STAFF AREA	EXTERIOR	3'-0" x 7'-0"	A	-	-	-	-	-	-	-	-	-	-	-	-
109	BATHROOM	STAFF AREA	3'-0" x 6'-8"	A	1-3/4"	WD	STD	-	AA	HM	PTD	2	1	-	EXISTING DOOR/FRAME TO REMAIN	2

#### DOOR SCHEDULE LEGEND:

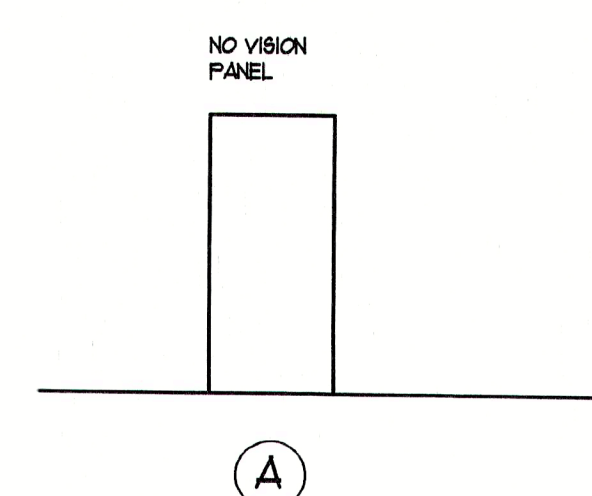
- WD - WOOD, SOLID-CORE, FLUSH.  
STD - STAINED AND SEALED FINISH, (3) COATS.  
HM - HOLLOW METAL  
PTD - PAINTED FINISH

#### PARTITION TYPES SCHEDULE

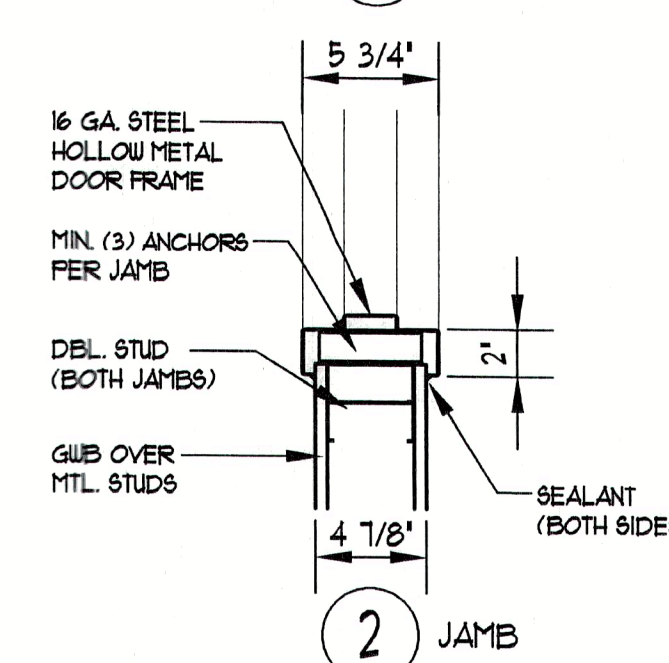
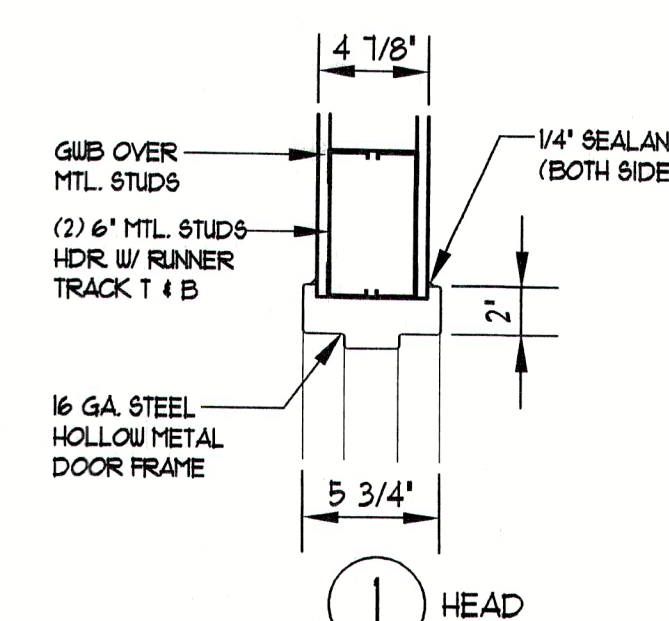
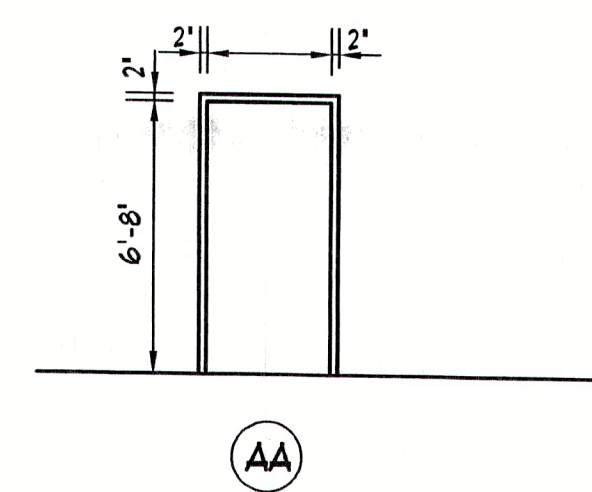
PARTITION	
CONSTR.	1/8" GUB BOTH SIDES OF 3-5/8" MTL. STUDS AT 48"OC W/ FULL THICK. SOUND ATTENUATING BATT INSULATION IN ALL STUD CAVITIES. SEAL ALL JOINTS.
SYMBOL	1 1A
TYPE	TYPICAL NON-RATED
TEST NO.	

- NOTE:
- ALL PARTITIONS TO BE CONTINUOUS TO BOT. OF JOIST ABV.
  - ALL SOUND ATTENUATING BATT INSULATION SHOWN TO BE "USG THERMAFIBER" TYPE OR SIMILAR.
  - PARTITIONS DESIGNATED BARS W/ "A" TO RECEIVE MOISTURE RESISTANT GUB AT BATHROOM SINK, OR SHAMPOO CHAIR SIDE.

#### DOOR TYPES:



#### DOOR FRAME TYPES:



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17 WEST KNIGHT AVENUE, SUITE 200, COLLINGSWOOD, NEW JERSEY 08108  
PHONE: (856) 854-0580

FOUNDER: JOHN J. OLIVIERI (1956-1989)  
PRINCIPAL: DANIEL A. SHOUSKY AIA, PP, NCARB  
PRINCIPAL: PAUL A. KISS AIA, PP, NCARB  
ASSOCIATE: STEVEN J. BLACKMAN AIA  
ASSOCIATE: GERALD S. BLACKMAN AIA  
REGISTERED IN: PENNSYLVANIA, DELAWARE, ILLINOIS, GEORGIA, FLORIDA, NORTH CAROLINA, SOUTH CAROLINA, NEW YORK

LAURA'S BEAUTY SALON OF HOMESTEAD  
THE SHOPPES AT MALLARD CREEK  
2144 ROUTE 130, FLORENCE, NJ 08518

PROJECT

SCHEDULES AND DETAILS

DWG. TITLE

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CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

NJ A1 08490

REVISIONS:

DRAWN BY: KKK

CHECKED BY: JSB

DATE: 2-21-08

SCALE: 1/4"=1'-0"

JOB NO. 156001

FILE: A1-1FLOORPLAN

A1-2

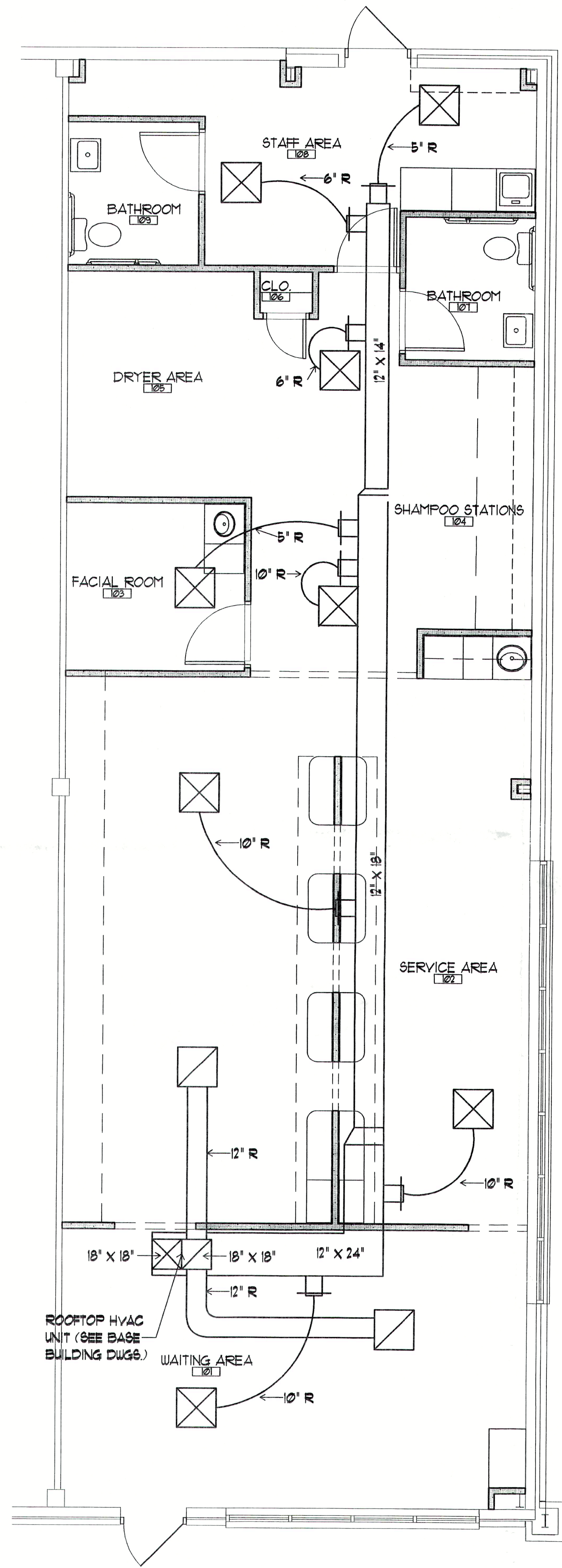
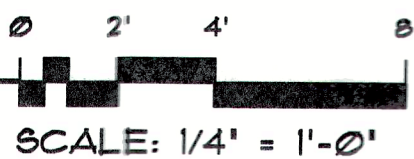
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DRAWING ISSUE

1  
No

2-21-08  
DATE



1 HYAC PLAN  
SCALE: 1/4" = 1'-0"



SYMBOLS

- HVAC RETURN  
□ HVAC SUPPLY

ISSUED FOR PERMITS	1	2-21-08
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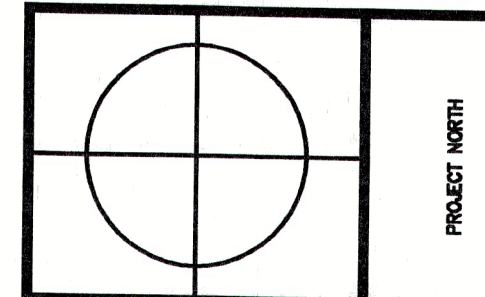
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CHECKED BY: JGB  
DATE: 2-21-08  
SCALE: 1/4" = 1'-0"

JOB NO. 156001  
FILE: MEP.DWG

A1 = 3

PROJECT  
LAURA'S BEAUTY SALON OF HOMESTEAD  
THE SHOPPES AT MALLARD CREEK  
2144 ROUTE 130, FLORENCE, NJ 08518  
DWG. TITLE  
HYAC PLAN



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REGISTERED IN:  
NEW JERSEY • PENNSYLVANIA • DELAWARE • ILLINOIS • GEORGIA • FLORIDA • NORTH CAROLINA • SOUTH CAROLINA • NEW YORK



# The Shoppes at Mallard Creek

## Available Suite & Pad Site



- Florence Township Premier Center
- Prime Location
- Competitive Rental Rates
- Suite 6 Available Spring 2022
- Pad Site Available
- High Visibility
- Plenty of Parking
- Convenient location on Route 130



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