

# 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:

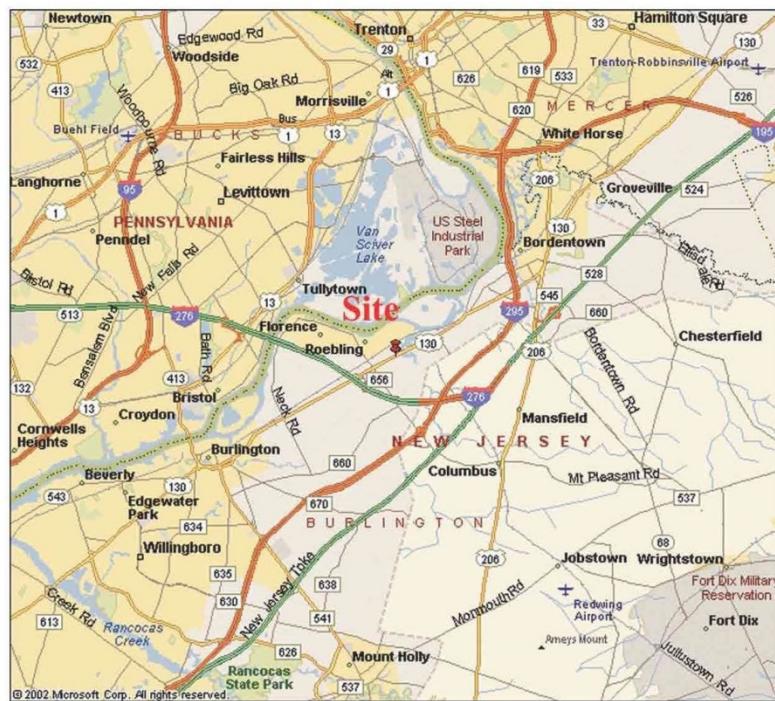
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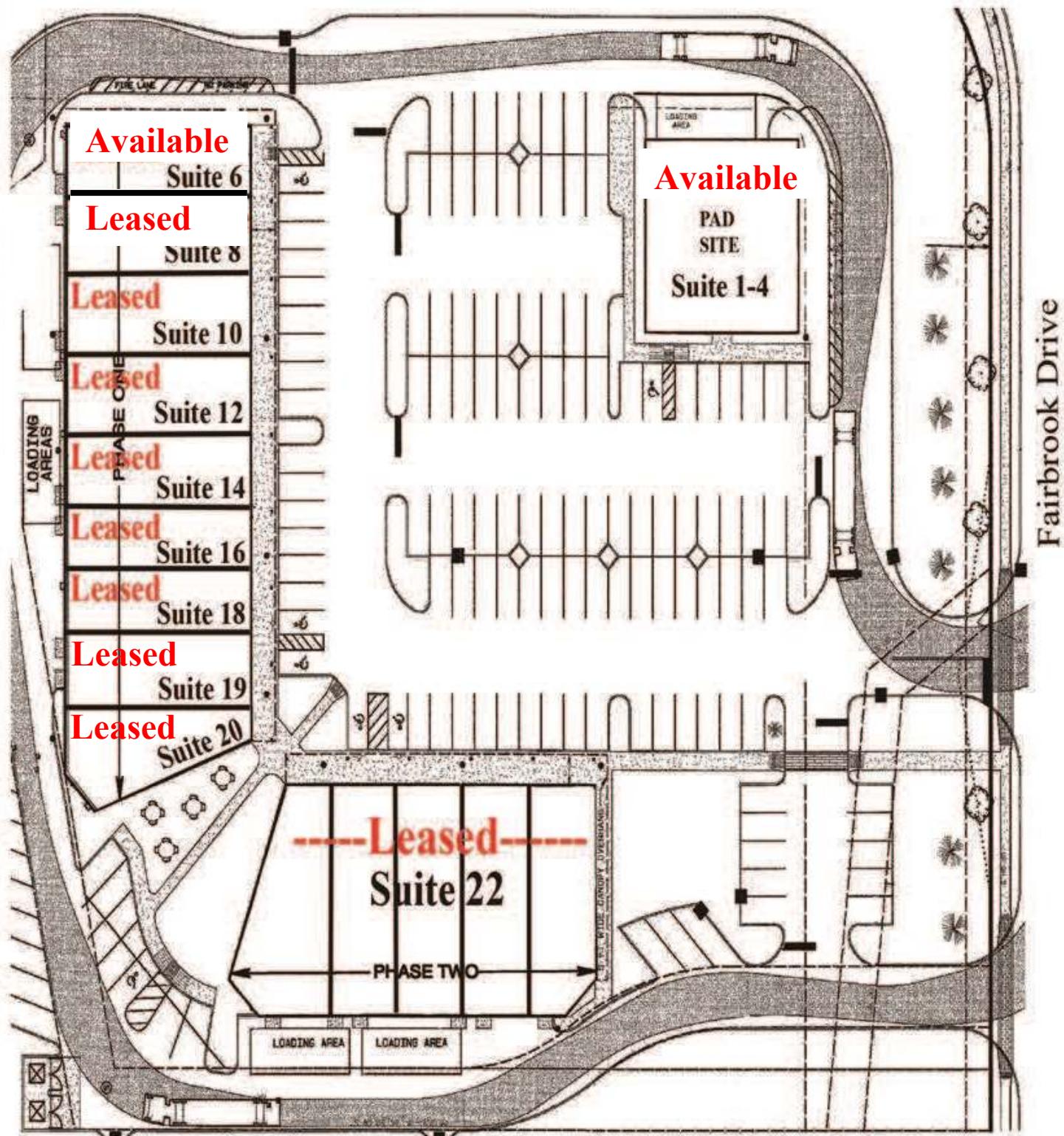
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# RIDOLFI

& 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

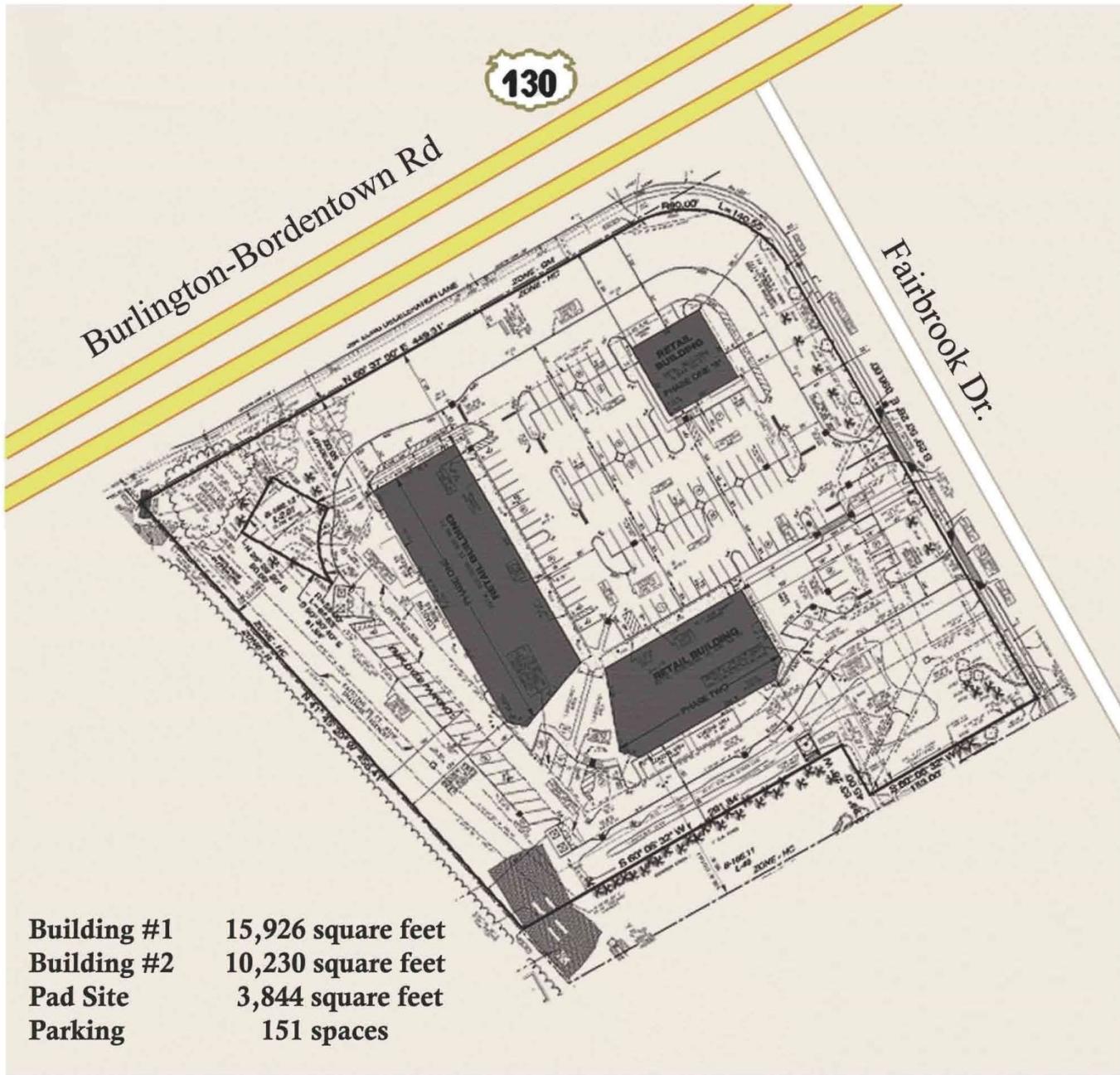
<b>Suite # 6</b>	<i>Available</i>
<b>Suite #8</b>	<b>RR&amp;J Halal Grocery</b>
<b>Suite #10</b>	<b>Asian House Restaurant</b>
<b>Suite #12</b>	<b>NovaCare Outpatient Rehabilitation</b>
<b>Suite #14</b>	<b>La Femme Spa &amp; Nails</b>
<b>Suite #16</b>	<b>Gemstone Cleaners</b>
<b>Suite #18</b>	<b>Kumon 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*

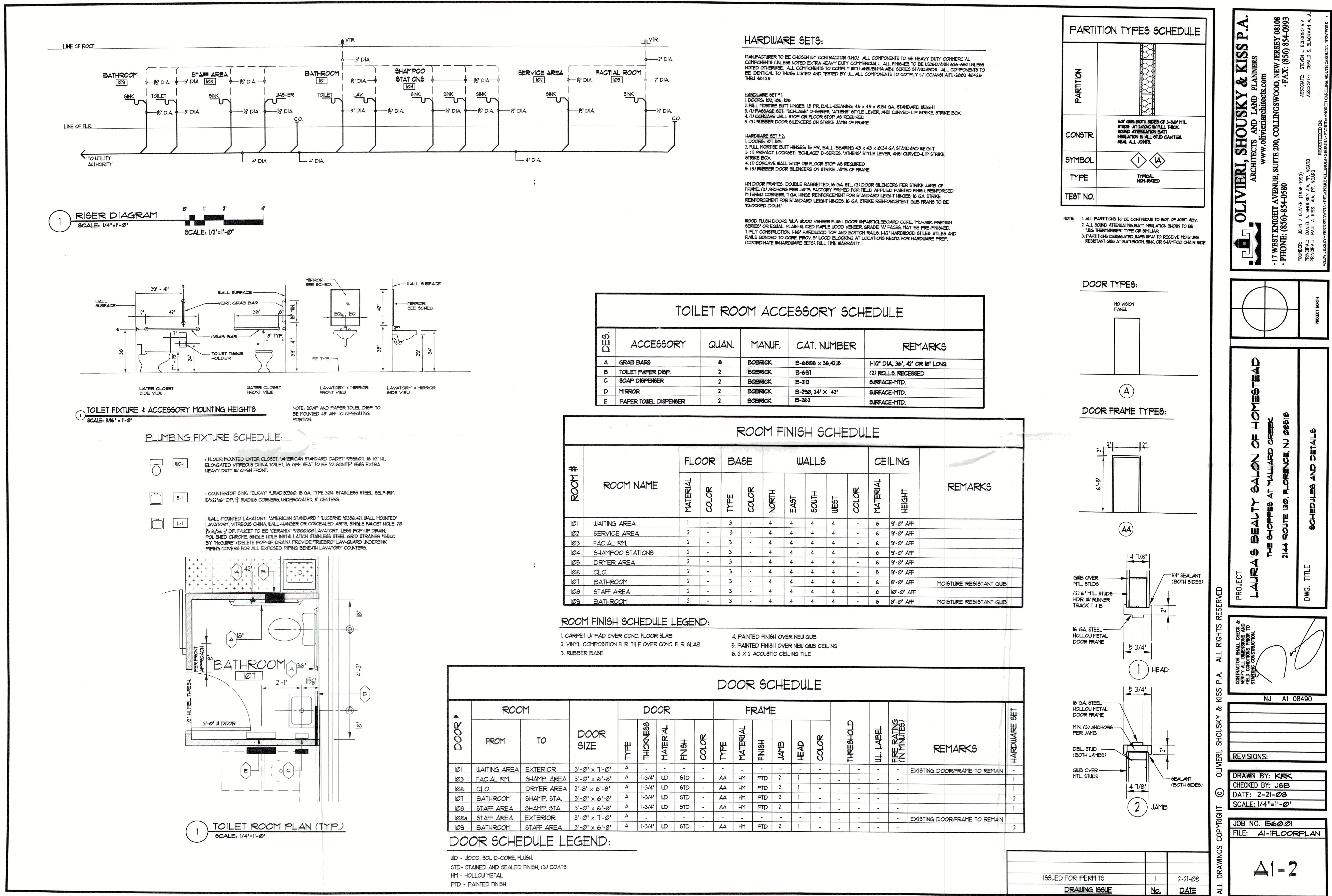
## Route 130 (Between CR 659 & Outlys Ln) 23490 Vehicle Per Day (NJDOT)

### **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.**







# 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



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, sale or other conditions and withdrawal without notice.