

LAUREL RUN VILLAGE APARTMENTS  
104 UNITS

BORDEN CROSSING CONDOS  
74 UNITS

COLUMBIA SELF STORAGE

PNC

BORDENTOWN SEWERAGE AUTHORITY

BORDENTOWN REGIONAL MIDDLE SCHOOL

Comfort INN

CVS pharmacy

ExtraSpace Storage

Bank of America

ELEVEN

McDonald's

Denny's

bp

Wawa

AutoZone

ELEVEN

Citizens Bank

CHEYENNE MOUNTAIN OUTFITTERS

DUNKIN'

ALDI

TRAFFIC COUNT RT.130  
49,688 VPD

**SITE**

# 303-307 Route 130, Bordentown, NJ 08505

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

**Matt Ardiszone**  
C: 732.395.0009  
O: 973.798.6130 Ext.1010  
Matt@ZoltekCRE.com

**Urszula Zoltek**  
C: 973.896.8377  
O: 973.798.6130 Ext.1001  
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**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES

# AVAILABLE

## GROUND LEASE or INLINE

- 1,500 SF or Possible Expansion Up to 6,134 SF +/-
- Land Size 0.61 AC
- Former Dry Cleaners (Drop Off/Pick Up Only)
- Traffic Count US-130: **49,688 VPD**
- Located at Corner Signalized Intersection
- Ample Parking with Great Access
- High Visibility
- Nearby National Tenants: ALDI, CVS Pharmacy, Wawa, Dunkin', AutoZone, Holiday Inn, Citizens Bank, BP, 7-ELEVEN, Extra Space Storage, McDonald's, Bank of America and Many More...

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# ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

**ZOLTEK COMMERCIAL REAL ESTATE SERVICES**- Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 \* T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

# SITE PLAN



# AVAILABLE

## GROUND LEASE

or

## INLINE

# ZOLTEK

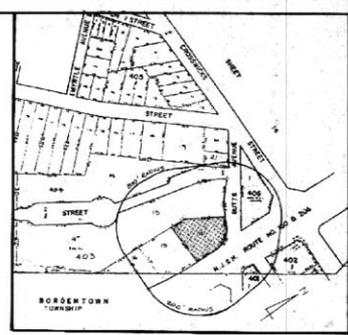
COMMERCIAL REAL ESTATE SERVICES

1,500 SF  
6,134 SF





KEY MAP  
SCALE 1" = 200'



ZONING MAP  
SCALE 1" = 200'

LEGEND

- PROPERTY LINE
- - - - - EXISTING CURB
- — — — PROPOSED CURB
- - - - - PROPOSED STREPPING
- ⊕ NUMBER OF SPACES
- ⊖ EXISTING INLET
- ⊕ EXISTING MANHOLE
- ⊖ EXISTING SOGAGE
- ⊕ PROPOSED SOGAGE
- ⊖ EXISTING GAS VALVE
- ⊕ EXISTING UTILITY VALVE
- ⊖ EXISTING FENCING
- ⊕ PROPOSED HANGCLIP ALUMP
- ⊖ EXISTING ELECTRIC BOX

PROPERTY OWNERS AT THE END OF DATE AND LOT OR

TOWNSHIP OR SUBDIVISION

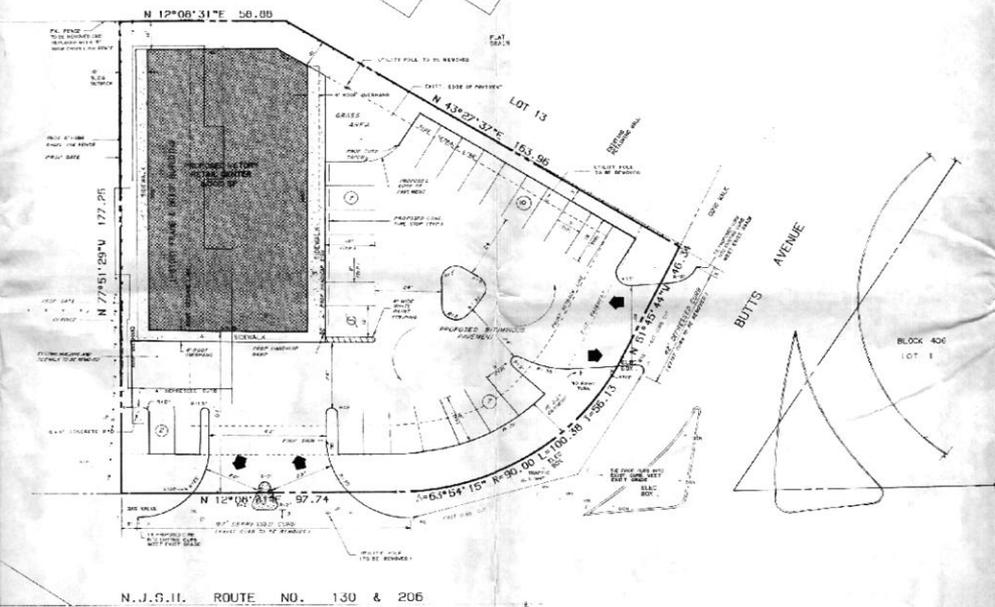
Year	Lot	Particulars
1871	15	183 Acreage of Burlington Town, L.P.
1872	15	183 Acreage of Burlington Town, L.P.
1873	15	P.L. & C.P. Deeds
1874	15	183 Acreage of Burlington Town, L.P.
1875	15	183 Acreage of Burlington Town, L.P.
1876	15	183 Acreage of Burlington Town, L.P.
1877	15	183 Acreage of Burlington Town, L.P.
1878	15	183 Acreage of Burlington Town, L.P.
1879	15	183 Acreage of Burlington Town, L.P.
1880	15	183 Acreage of Burlington Town, L.P.
1881	15	183 Acreage of Burlington Town, L.P.
1882	15	183 Acreage of Burlington Town, L.P.
1883	15	183 Acreage of Burlington Town, L.P.
1884	15	183 Acreage of Burlington Town, L.P.
1885	15	183 Acreage of Burlington Town, L.P.
1886	15	183 Acreage of Burlington Town, L.P.
1887	15	183 Acreage of Burlington Town, L.P.
1888	15	183 Acreage of Burlington Town, L.P.
1889	15	183 Acreage of Burlington Town, L.P.
1890	15	183 Acreage of Burlington Town, L.P.
1891	15	183 Acreage of Burlington Town, L.P.
1892	15	183 Acreage of Burlington Town, L.P.
1893	15	183 Acreage of Burlington Town, L.P.
1894	15	183 Acreage of Burlington Town, L.P.
1895	15	183 Acreage of Burlington Town, L.P.
1896	15	183 Acreage of Burlington Town, L.P.
1897	15	183 Acreage of Burlington Town, L.P.
1898	15	183 Acreage of Burlington Town, L.P.
1899	15	183 Acreage of Burlington Town, L.P.
1900	15	183 Acreage of Burlington Town, L.P.

This Property is located within 100' of Township of Burlington, State of New Jersey.

Township of Burlington  
Burlington, New Jersey

County of the Jersey  
Department of Transportation  
1500 Parkside Avenue  
Trenton, NJ 08646

Nothing to County Planning Board  
Land Development  
Plans, 10/15/08



This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied as the drawings and each drawing has been reviewed to indicate "ready for construction".

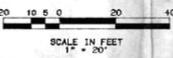
CITY OF BORDENTOWN PLANNING BOARD APPROVAL

*[Signature]* 3/1/09  
*[Signature]* 3/1/09  
 SECRETARY DATE

NO.	REVISION	DATE	BY	CHKD	APPROV
1	FOR PRELIMINARY REVIEW				
2	FOR PRELIMINARY REVIEW				
3	FOR PRELIMINARY REVIEW				
4	FOR PRELIMINARY REVIEW				

OWNER/APPLICANT  
 BURLINGTON REALTY ASSOCIATES  
 P. O. BOX 619  
 BORDENTOWN, NEW JERSEY 08805

PROPERTY BEING KNOWN AS  
 LOT 14 BLOCK 403 AS  
 SHOWN ON THE CITY OF  
 BORDENTOWN TAX MAP.



ZONING REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED	EXISTING
MINIMUM LOT AREA	15,000 SF	216,700 SF	216,700 SF
MINIMUM LOT WIDTH	100 FT	216.86 FT	216.86 FT
FRONT YARD SETBACK	0 FT	6 FT	59 FT
SIDE YARD SETBACK	0 FT	10.70 FT	9.5 FT
REAR YARD SETBACK	0 FT	40 FT	43.1 FT
MINIMUM FLOOR AREA	800 SF	4,200 SF	4,200 SF
PARKING REQUIREMENTS	1 SPV/200 SF	76 SP	25 SP

SITE PLAN

PREPARED FOR  
**BURLINGTON REALTY ASSOCIATES**  
 SITUATED IN  
 CITY OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY

DATE: 10/18/88  
 SCALE: 1"=20'

THOMAS KRAKOW P.E.  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 22309  
 FERR 2.4.1988

FILE NO. 10092

DATE: 3/1/09

# SITE PLAN

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<b>Demo-graphics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	9,320	29,628	96,061
Daytime Employees	3,306	8,721	30,120
Households	2.3	2.6	2.6
Median Age	42.7	38.3	39.8
Average HH Income	\$116,647	\$127,835	\$106,399

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