

AVAILABLE FOR SALE PRIME RETAIL LOCATION



For Information Contact

Michael Brieher

609.658.6423

MichaelBrieher@kwCommercial.com

Office ■ Industrial ■ Warehouse
Research ■ Medical ■ Land ■ Retail
Investments ■ Development



Conceptual Rendering

TO:



540' Frontage on Rt 130



US Route 130
BORDENTOWN, NJ
Tax Block: 138.01 Lot: 41

4 Acres
VACANT LAND



Easy access from
Route 130 North & South
with center median u-turn
and full signalized
intersection at
Dunns Mill Road

- 4 acres of uplands on a 12 acre site with NJDEP LOI in hand
- Convenient access to several local, major & interstate highways
- High visibility with 26,860 VPD
- 540' of frontage on Route 130
- Major Growth Area for Residential, Commercial & Industrial
- More than 85,000 households within a 15 minute drive
- Several million square feet of industrial space in the immediate area with a large employment base

Liquor License AVAILABLE

Contact: Michael Brieher | 609.658.6423

MichaelBrieher@kwCommercial.com | Office: 609.987.8889



**COMMERCIAL
REAL ESTATE SERVICES**



US Route 130 BORDENTOWN, NJ

Tax Block: 138.01 Lot: 41

Retail, Community & Commercial Map



This **PRIME RETAIL SITE** is located on a major connecting highway in the middle of a rapidly growing region of Burlington County. The site consists of 12 acres of which 4 acres with 540' frontage on Route 130 have been designated as upland. Centrally located in a hub of local and major road networks this area continues to experience vibrant residential and commercial growth. With flexible zoning the site is ideal for retail or commercial uses that range from shopping, restaurants, banks, medical/professional offices and more. Also available is a liquor license that could compliment a dining establishment.

This is a Prime Retail Site opportunity for any business or company seeking high visibility, a stand alone signature type building promoting brand awareness or a multi-tenant arrangement in a well populated consumer and customer based region.

Contact us today for additional information.

Contact: Michael Briehler | 609.658.6423
MichaelBriehler@kwCommercial.com | Office: 609.987.8889

Direct Access to Route 130 North & South Provides an Easy Connection to:

- I-295 Exit 56 (.8 Miles)
- I-295 Exit 57 (.9 Miles.)
- Route 206 (1.8 Miles)
- NJ Turnpike Exit 7 (2.1 Miles)
- Hamilton (5.8 miles)
- Trenton (8.8 miles)
- Princeton (18.6 miles)
- Philadelphia (31.4 miles)



**COMMERCIAL
REAL ESTATE SERVICES**

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, and withdraw without notice. Information has been obtained from sources deemed reliable, but no warranties or representations are made in regard to the condition or status of a property and all information should be independently verified prior to any sale or lease.