

125 Route 130 | Burlington, NJ 08016
\$2,600,000 | 6.5% CAP



Building A



Building B



Highlights

- Lot Size - 1.48 Acres.
- Building Size - 10,060SF (building A) , 3,600SF (building B).
- Large parking lot with 50 Spaces to accommodate customers.
- Well positioned on Route 130 with high visibility and daily traffic counts exceeding 42,000 vehicles per day.
- Located at a traffic light regulated intersection with 6 points of entry/exit.
- Strong demographics with over 73,000 residents within a 3 mile radius.
- All leases are NNN leases, tenants are responsible for their proportionate share of the building's expenses.



Building A

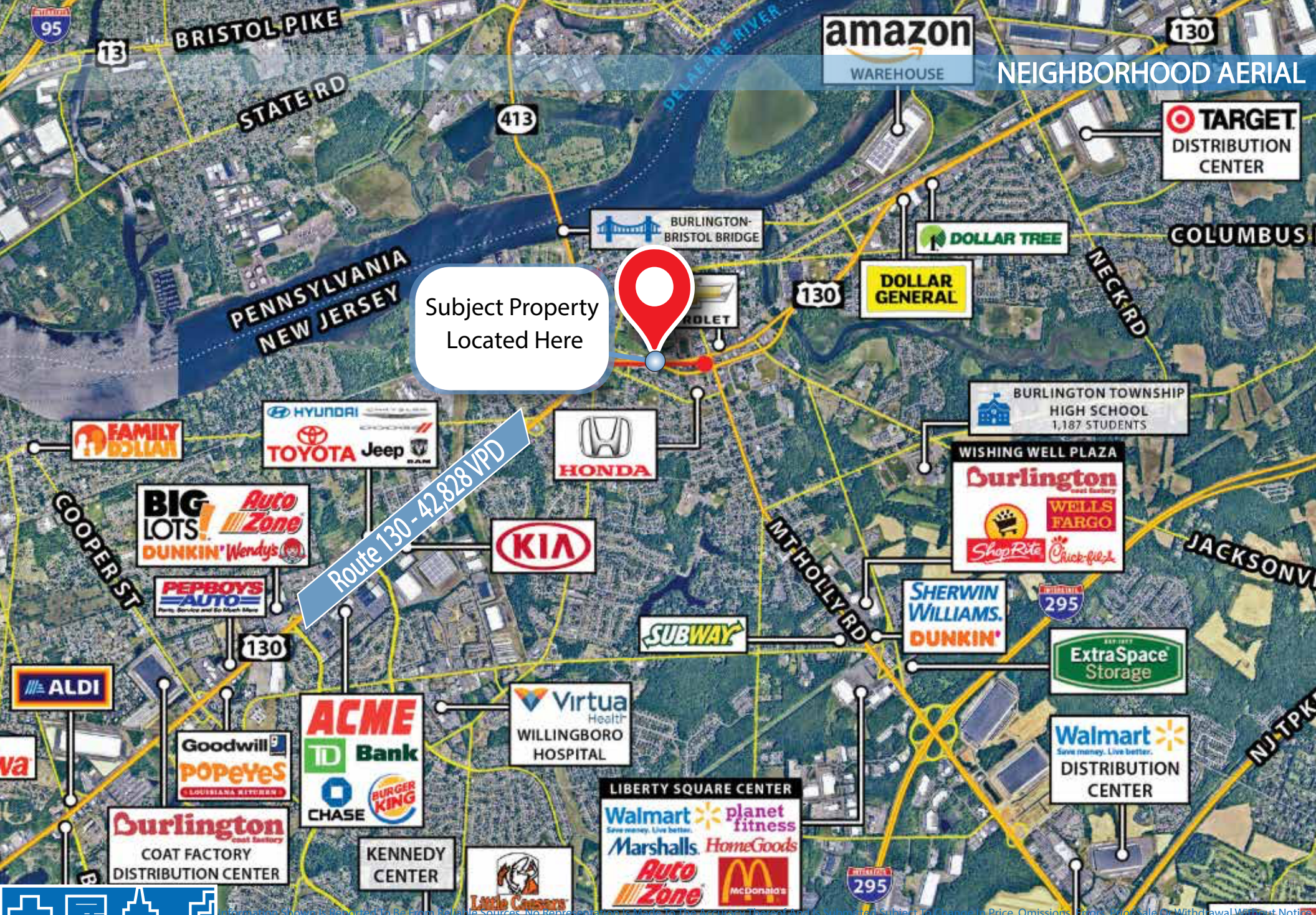
Building B



Route 130 - 42,828 VPD

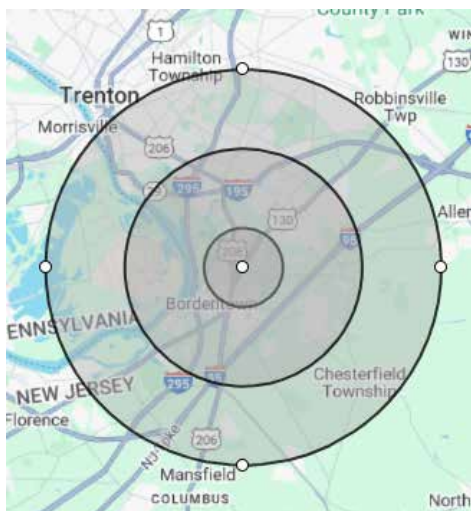


Walgreens



Subject Property
Located Here

Route 130 - 42,828 VPD



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	9,860	72,590	165,161
2024 POPULATION	10,511	73,420	165,957
2029 POPULATION PROJECTION	10,802	74,313	167,379
ANNUAL GROWTH 2020-2024	1.70%	0.30%	0.10%
ANNUAL GROWTH 2024-2029	0.60%	0.20%	0.20%

2024 POPULATION BY RACE:

WHITE	4,821	35,475	83,142
BLACK	3,607	22,378	46,778
AMERICAN INDIAN/ALASKAN NATIVE	5	101	289
ASIAN	422	3,854	10,681
HAWAIIAN & PACIFIC ISLANDER	0	28	57
TWO OR MORE RACES	1,655	11,584	25,010
HISPANIC ORIGIN	1,252	9,143	19,308

HOUSEHOLDS:

2020 HOUSEHOLDS	3,899	26,894	62,179
2024 HOUSEHOLDS	4,184	27,231	62,472
2029 HOUSEHOLD PROJECTION	4,306	27,564	63,003
ANNUAL GROWTH 2020-2024	0.50%	0.00%	-0.10%
ANNUAL GROWTH 2024-2029	0.60%	0.20%	0.20%
OWNER OCCUPIED HOUSEHOLDS	2,487	18,892	43,461
RENTER OCCUPIED HOUSEHOLDS	1,819	8,672	19,542
AVG HOUSEHOLD INCOME	\$87,288	\$96,482	\$100,253
MEDIAN HOUSEHOLD INCOME	\$72,561	\$79,514	\$81,521

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



Burlington is a city situated on the banks of the Delaware River in Burlington County, in the U.S. state of New Jersey. It is a suburb of Philadelphia. As of the 2020 United States census, the city's population was 9,743. According to the United States Census Bureau, the city had a total area of 3.78 square miles, including 3.06 square miles of land and 0.72 square miles of water.



Burlington, NJ

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FOR MORE INFORMATION

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Building A



Building B