

AVAILABLE:

FOR LEASE OR FOR SALE

(GROUND or INLINE)

303-307 ROUTE 130
BORDENTOWN, NEW JERSEY



AVAILABLE: FOR LEASE OR FOR SALE

(GROUND 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
- Zoning HC – Highway Commercial: [Click Here For More Info](#)
- 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...

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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Urszula Zoltek

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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

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LAUREL RUN VILLAGE APARTMENTS
104 UNITS

BORDEN CROSSING CONDOS
74 UNITS

PNC
COLUMBIA SELF STORAGE

BORDENTOWN SEWERAGE AUTHORITY

BORDENTOWN REGIONAL MIDDLE SCHOOL

Comfort Inn
ExtraSpace Storage

CVS pharmacy

Bank of America
7 ELEVEN

McDonald's

Denny's
bp
Citizens Bank

Wawa

130

AutoZone

130

CHEYENNE MOUNTAIN OUTFITTERS

DUNKIN'

ALDI

7 ELEVEN

206

MAVIS TRUCK RENTALS

Holiday Inn

SITE
TRAFFIC COUNT RT. 130
49,688 VPD



INTERSTATE 295

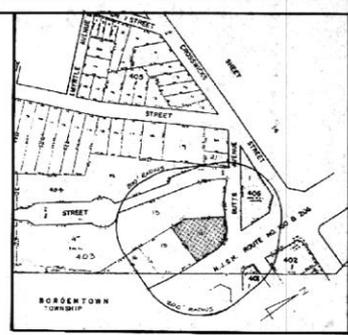
130

INTERSTATE 295

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES



KEY MAP
SCALE 1" = 200'



ZONING MAP
SCALE 1" = 200'

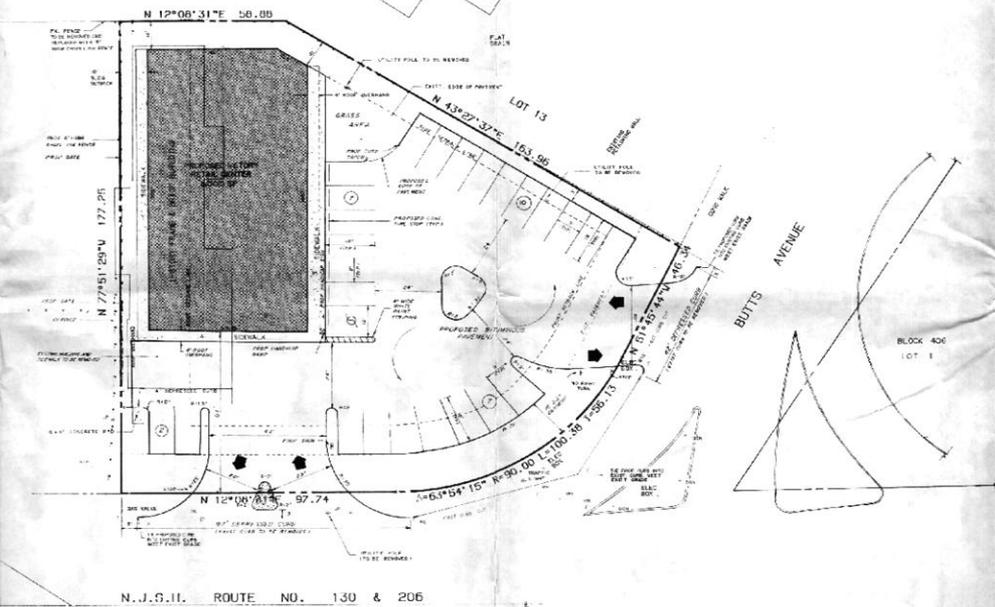
LEGEND

- PROPERTY LINE
- - - EXISTING CURB
- PROPOSED CURB
- - - PROPOSED STREPP
- ⊕ 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	12	183 Acreage of Burlington Town, L.P.
1872	13	183 Acreage of Burlington Town, L.P.
1873	14	P.L. & C.P. Deeds
1874	15	183 Acreage of Burlington Town, L.P.
1875	16	183 Acreage of Burlington Town, L.P.
1876	17	183 Acreage of Burlington Town, L.P.
1877	18	183 Acreage of Burlington Town, L.P.
1878	19	183 Acreage of Burlington Town, L.P.
1879	20	183 Acreage of Burlington Town, L.P.
1880	21	183 Acreage of Burlington Town, L.P.
1881	22	183 Acreage of Burlington Town, L.P.
1882	23	183 Acreage of Burlington Town, L.P.
1883	24	183 Acreage of Burlington Town, L.P.
1884	25	183 Acreage of Burlington Town, L.P.
1885	26	183 Acreage of Burlington Town, L.P.
1886	27	183 Acreage of Burlington Town, L.P.
1887	28	183 Acreage of Burlington Town, L.P.
1888	29	183 Acreage of Burlington Town, L.P.
1889	30	183 Acreage of Burlington Town, L.P.
1890	31	183 Acreage of Burlington Town, L.P.
1891	32	183 Acreage of Burlington Town, L.P.
1892	33	183 Acreage of Burlington Town, L.P.
1893	34	183 Acreage of Burlington Town, L.P.
1894	35	183 Acreage of Burlington Town, L.P.
1895	36	183 Acreage of Burlington Town, L.P.
1896	37	183 Acreage of Burlington Town, L.P.
1897	38	183 Acreage of Burlington Town, L.P.
1898	39	183 Acreage of Burlington Town, L.P.
1899	40	183 Acreage of Burlington Town, L.P.
1900	41	183 Acreage of Burlington Town, L.P.
1901	42	183 Acreage of Burlington Town, L.P.
1902	43	183 Acreage of Burlington Town, L.P.
1903	44	183 Acreage of Burlington Town, L.P.
1904	45	183 Acreage of Burlington Town, L.P.
1905	46	183 Acreage of Burlington Town, L.P.
1906	47	183 Acreage of Burlington Town, L.P.
1907	48	183 Acreage of Burlington Town, L.P.
1908	49	183 Acreage of Burlington Town, L.P.
1909	50	183 Acreage of Burlington Town, L.P.
1910	51	183 Acreage of Burlington Town, L.P.
1911	52	183 Acreage of Burlington Town, L.P.
1912	53	183 Acreage of Burlington Town, L.P.
1913	54	183 Acreage of Burlington Town, L.P.
1914	55	183 Acreage of Burlington Town, L.P.
1915	56	183 Acreage of Burlington Town, L.P.
1916	57	183 Acreage of Burlington Town, L.P.
1917	58	183 Acreage of Burlington Town, L.P.
1918	59	183 Acreage of Burlington Town, L.P.
1919	60	183 Acreage of Burlington Town, L.P.
1920	61	183 Acreage of Burlington Town, L.P.
1921	62	183 Acreage of Burlington Town, L.P.
1922	63	183 Acreage of Burlington Town, L.P.
1923	64	183 Acreage of Burlington Town, L.P.
1924	65	183 Acreage of Burlington Town, L.P.
1925	66	183 Acreage of Burlington Town, L.P.
1926	67	183 Acreage of Burlington Town, L.P.
1927	68	183 Acreage of Burlington Town, L.P.
1928	69	183 Acreage of Burlington Town, L.P.
1929	70	183 Acreage of Burlington Town, L.P.
1930	71	183 Acreage of Burlington Town, L.P.
1931	72	183 Acreage of Burlington Town, L.P.
1932	73	183 Acreage of Burlington Town, L.P.
1933	74	183 Acreage of Burlington Town, L.P.
1934	75	183 Acreage of Burlington Town, L.P.
1935	76	183 Acreage of Burlington Town, L.P.
1936	77	183 Acreage of Burlington Town, L.P.
1937	78	183 Acreage of Burlington Town, L.P.
1938	79	183 Acreage of Burlington Town, L.P.
1939	80	183 Acreage of Burlington Town, L.P.
1940	81	183 Acreage of Burlington Town, L.P.
1941	82	183 Acreage of Burlington Town, L.P.
1942	83	183 Acreage of Burlington Town, L.P.
1943	84	183 Acreage of Burlington Town, L.P.
1944	85	183 Acreage of Burlington Town, L.P.
1945	86	183 Acreage of Burlington Town, L.P.
1946	87	183 Acreage of Burlington Town, L.P.
1947	88	183 Acreage of Burlington Town, L.P.
1948	89	183 Acreage of Burlington Town, L.P.
1949	90	183 Acreage of Burlington Town, L.P.
1950	91	183 Acreage of Burlington Town, L.P.
1951	92	183 Acreage of Burlington Town, L.P.
1952	93	183 Acreage of Burlington Town, L.P.
1953	94	183 Acreage of Burlington Town, L.P.
1954	95	183 Acreage of Burlington Town, L.P.
1955	96	183 Acreage of Burlington Town, L.P.
1956	97	183 Acreage of Burlington Town, L.P.
1957	98	183 Acreage of Burlington Town, L.P.
1958	99	183 Acreage of Burlington Town, L.P.
1959	100	183 Acreage of Burlington Town, L.P.
1960	101	183 Acreage of Burlington Town, L.P.
1961	102	183 Acreage of Burlington Town, L.P.
1962	103	183 Acreage of Burlington Town, L.P.
1963	104	183 Acreage of Burlington Town, L.P.
1964	105	183 Acreage of Burlington Town, L.P.
1965	106	183 Acreage of Burlington Town, L.P.
1966	107	183 Acreage of Burlington Town, L.P.
1967	108	183 Acreage of Burlington Town, L.P.
1968	109	183 Acreage of Burlington Town, L.P.
1969	110	183 Acreage of Burlington Town, L.P.
1970	111	183 Acreage of Burlington Town, L.P.
1971	112	183 Acreage of Burlington Town, L.P.
1972	113	183 Acreage of Burlington Town, L.P.
1973	114	183 Acreage of Burlington Town, L.P.
1974	115	183 Acreage of Burlington Town, L.P.
1975	116	183 Acreage of Burlington Town, L.P.
1976	117	183 Acreage of Burlington Town, L.P.
1977	118	183 Acreage of Burlington Town, L.P.
1978	119	183 Acreage of Burlington Town, L.P.
1979	120	183 Acreage of Burlington Town, L.P.
1980	121	183 Acreage of Burlington Town, L.P.
1981	122	183 Acreage of Burlington Town, L.P.
1982	123	183 Acreage of Burlington Town, L.P.
1983	124	183 Acreage of Burlington Town, L.P.
1984	125	183 Acreage of Burlington Town, L.P.
1985	126	183 Acreage of Burlington Town, L.P.
1986	127	183 Acreage of Burlington Town, L.P.
1987	128	183 Acreage of Burlington Town, L.P.
1988	129	183 Acreage of Burlington Town, L.P.
1989	130	183 Acreage of Burlington Town, L.P.
1990	131	183 Acreage of Burlington Town, L.P.
1991	132	183 Acreage of Burlington Town, L.P.
1992	133	183 Acreage of Burlington Town, L.P.
1993	134	183 Acreage of Burlington Town, L.P.
1994	135	183 Acreage of Burlington Town, L.P.
1995	136	183 Acreage of Burlington Town, L.P.
1996	137	183 Acreage of Burlington Town, L.P.
1997	138	183 Acreage of Burlington Town, L.P.
1998	139	183 Acreage of Burlington Town, L.P.
1999	140	183 Acreage of Burlington Town, L.P.
2000	141	183 Acreage of Burlington Town, L.P.
2001	142	183 Acreage of Burlington Town, L.P.
2002	143	183 Acreage of Burlington Town, L.P.
2003	144	183 Acreage of Burlington Town, L.P.
2004	145	183 Acreage of Burlington Town, L.P.
2005	146	183 Acreage of Burlington Town, L.P.
2006	147	183 Acreage of Burlington Town, L.P.
2007	148	183 Acreage of Burlington Town, L.P.
2008	149	183 Acreage of Burlington Town, L.P.
2009	150	183 Acreage of Burlington Town, L.P.
2010	151	183 Acreage of Burlington Town, L.P.
2011	152	183 Acreage of Burlington Town, L.P.
2012	153	183 Acreage of Burlington Town, L.P.
2013	154	183 Acreage of Burlington Town, L.P.
2014	155	183 Acreage of Burlington Town, L.P.
2015	156	183 Acreage of Burlington Town, L.P.
2016	157	183 Acreage of Burlington Town, L.P.
2017	158	183 Acreage of Burlington Town, L.P.
2018	159	183 Acreage of Burlington Town, L.P.
2019	160	183 Acreage of Burlington Town, L.P.
2020	161	183 Acreage of Burlington Town, L.P.



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] 3/1/89
 CHAIRMAN
[Signature] 3/1/89
 SECRETARY

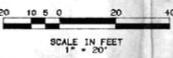
NO.	REVISION	DATE	BY	CHKD.	APPROVED
1	FOR PRELIMINARY REVIEW				
2	FOR PRELIMINARY REVIEW				
3	FOR PRELIMINARY REVIEW				
4	FOR PRELIMINARY REVIEW				
5	FOR PRELIMINARY REVIEW				
6	FOR PRELIMINARY REVIEW				
7	FOR PRELIMINARY REVIEW				
8	FOR PRELIMINARY REVIEW				
9	FOR PRELIMINARY REVIEW				
10	FOR PRELIMINARY REVIEW				
11	FOR PRELIMINARY REVIEW				
12	FOR PRELIMINARY REVIEW				
13	FOR PRELIMINARY REVIEW				
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15	FOR PRELIMINARY REVIEW				
16	FOR PRELIMINARY REVIEW				
17	FOR PRELIMINARY REVIEW				
18	FOR PRELIMINARY REVIEW				
19	FOR PRELIMINARY REVIEW				
20	FOR PRELIMINARY REVIEW				

OWNER/APPLICANT
 BURLINGTON REALTY ASSOCIATES
 P. O. BOX 679
 BORDENTOWN, NEW JERSEY 08055

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	18,700 SF	26,700 SF
MINIMUM LOT WIDTH	100 FT	216.88 FT	216.88 FT
FRONT YARD SETBACK	0 FT	0 FT	59 FT
SIDE YARD SETBACK	0 FT	10.00 FT	55 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

ABNINGTON-NEY ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS
 PROFESSIONAL FINANCERS

THOMAS KRAKOW P.E.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 22309

DATE: FEB 24 1989

SCALE: 1" = 20'

SITE PLAN

ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker - 15 Furler Street, Totowa, New Jersey 07512 * T: 973-798-6130
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Demo-graphics	1 Mile	3 Miles	5 Miles
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

FOR FURTHER INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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