

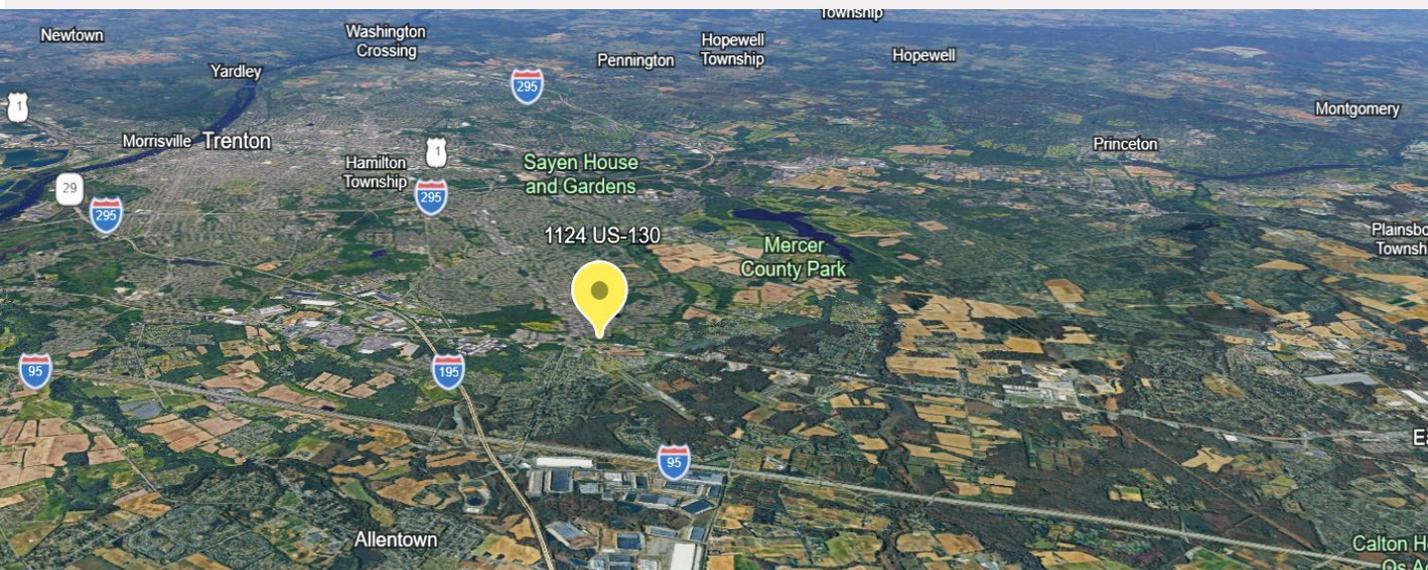
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**Now Available For Lease or For Sale**  
**1124 Route 130, Robbinsville, NJ 08691**  
**Asking Price for Sale: \$3,500,000**  
**Asking Price for Lease: \$30 PSF NNN**

- This site sits on 3.02 acres on Rt. 130, located next to the Robbinsville Town Center.
- High visibility: 300+ ft of Frontage – approx. 1 mile from 4-way interchange to I-195
- Total VPD 60,600+ within 0.1 mile, including over 27,000 VPD on Route 130.
- The land is fully approved for about 22,000 sq. ft. for retail and restaurant space.
- Min Leasable ~ Max Contiguous Space: 1,770 sf. ~ 21,965 sf.
- Currently, an approx. 2,500+ sq. ft. one-story restaurant tenanted by Daphne's Diner is occupying a portion of the site, which can be vacated
- HC Zone District: Permitted uses include but not limited to shopping center, retail stores, business offices including medical offices, services activities including banks, hotels, restaurants including drive-thru facilities, indoor & outdoor recreational uses, etc.
- Easy access to all arterial highways I-195, I-95, I-295 and connected to Route 206 and Route 1.
- Minutes from local major shopping centers
- Strong neighborhood with a sizeable population growth and high household income.



# Property Information



## Growth Potential

- Various development possibilities.
- Visible retail & commercial corridor.
- Strong demographic growth.



## Strategic Location

- HC Zone
- Exceptional VPD on Rt 130: 27,487.
- Total VPD: Over 60,000.
- Flexible accessibility: 400 ft to signalized Intersection, 4000+ ft to U-turn.



## High Visibility

- Over 300 feet of frontage on Rt 130.
- Next to Robbinsville Town Center and close to major shopping centers.



## For Sale or Lease

- 3.02 Acre
- Fully approved for 21,965 sf retail and restaurant space, including drive-thru.
- Min Leasable Space: 1,770 sf
- Max Contiguous Space: 21,965 sf.
- 19,888 sf on the 1<sup>st</sup> floor with 2,077 sf mezzanine.



# Traffic





# Location



**Strategically located in the hub of Robbinsville Twp. Minutes from the Town Center. Next to I-195 (VPD 71,000+). Close to I-95, I-295, Route 206, Route 1**

**BERKSHIRE HATHAWAY** | FOX & ROACH REALTORS<sup>®</sup>  
HOMESERVICES  
DIORIO COMMERCIAL TEAM

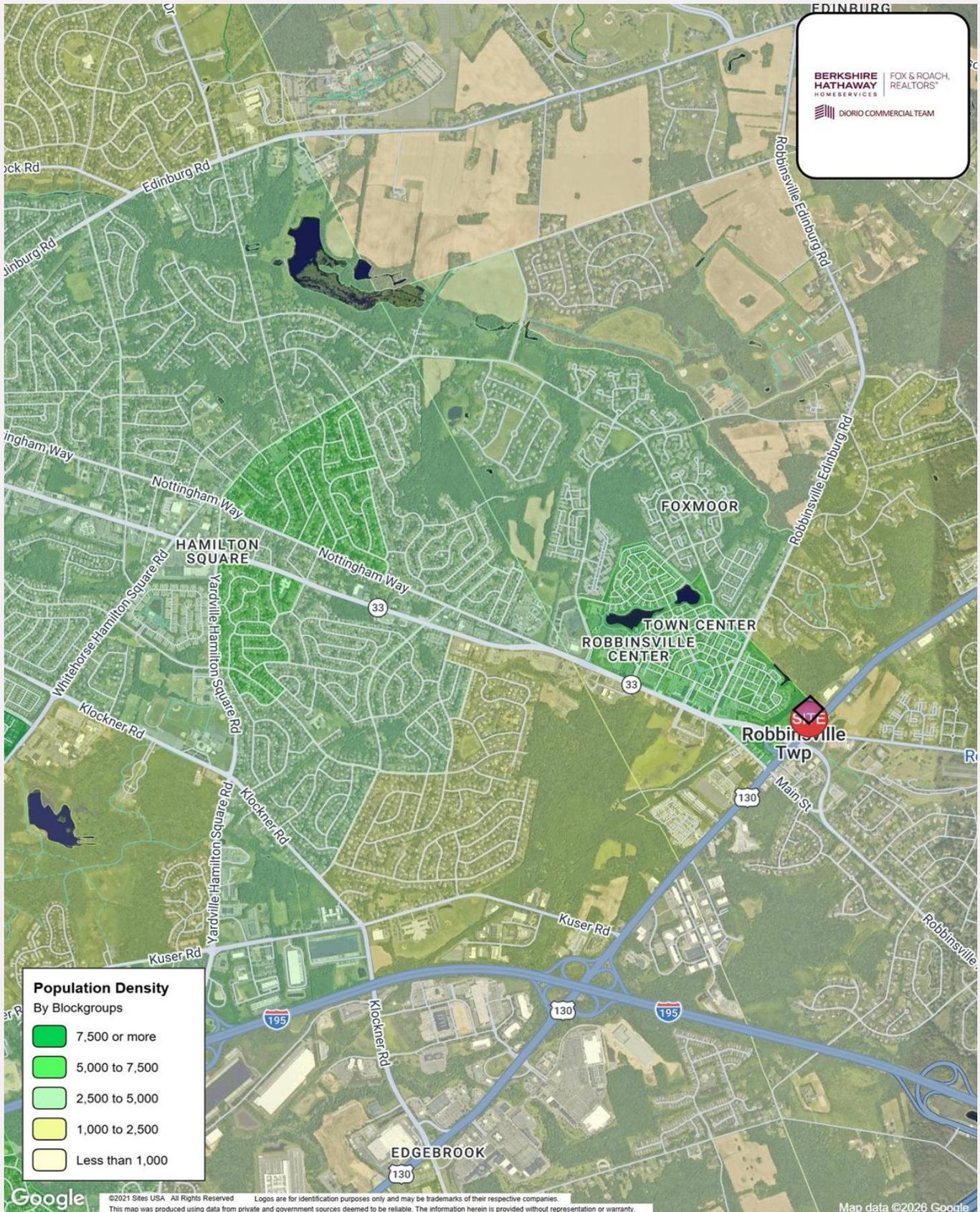
# Demographics: Summary

1124 US-130 Robbinsville Twp, NJ 08691	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
<b>Average HH Income</b>	\$181,157	\$177,873	\$160,159	\$149,492
<b>Population</b>	6,756	31,128	102,619	455,558
<b>Employees</b>	2,710	21,643	43,493	218,567
<b>Households</b>	2,530	11,590	40,117	166,115

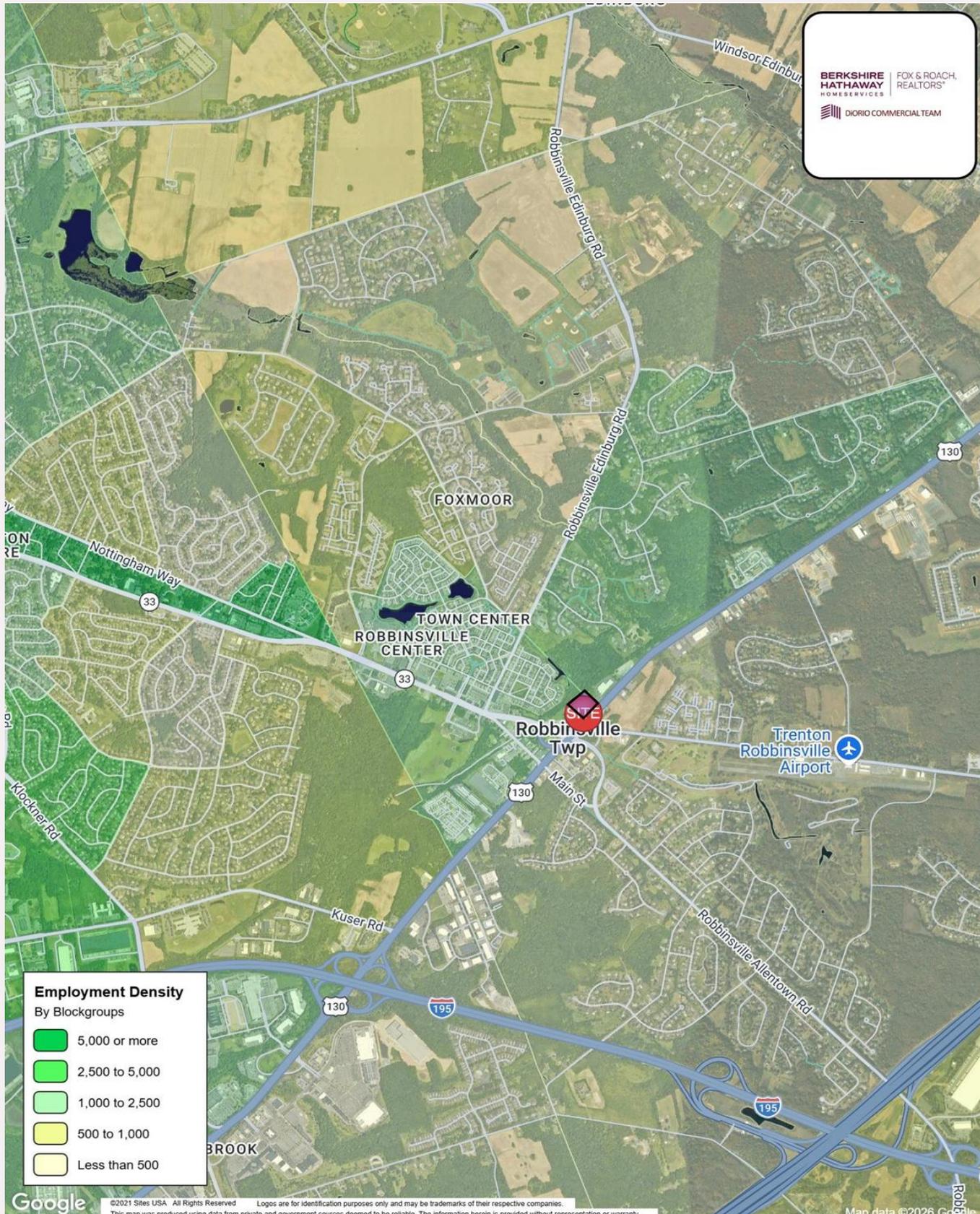

  




# Demographics: Population Density



# Demographics: Employment Density



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# Robbinsville Township



Strong economic growth and a high quality of life are the hallmarks of the Robbinsville community, **strategically located along the Route 130 corridor**. Robbinsville contains various office parks, warehouse districts, and shopping centers that make it a center for business and commerce alike. Robbinsville is home to a number of distinctive housing developments as well as a strong school system which makes it a popular place for families.

➡  
Swaminarayan Akshardham in Robbinsville is the second-largest Hindu temple in the world.



←  
View northward of 14 lanes at Exit 7A of the [New Jersey Turnpike \(Interstate 95\)](#) as seen from the [Interstate 195 \(Central Jersey Expressway\)](#) overpass

# Connect & Disclaimer



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