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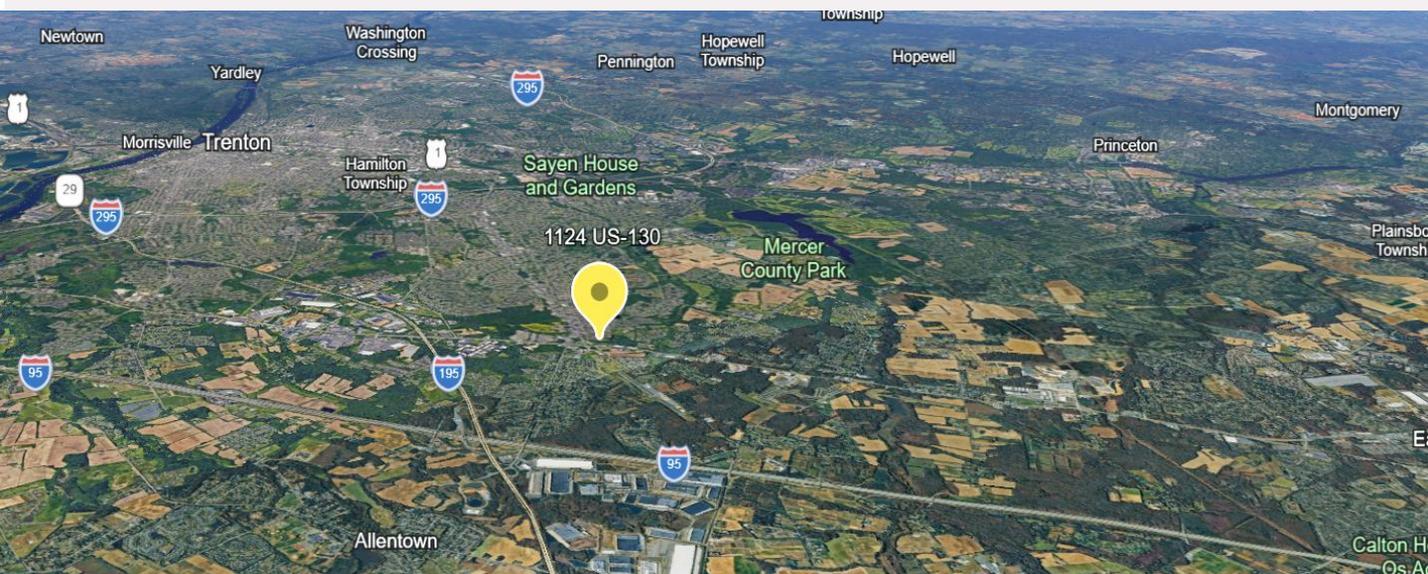
Now Available For Lease or For Sale 1124 Route 130, Robbinsville, NJ 08691

Asking Price for Sale: \$3,500,000

Asking Price for Lease: \$30 PSF NNN

Min. Divisible: 3,000 SF, Max Contiguous: 21,965 SF

- 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 approx. 22,000 sq. ft. for retail and restaurant space.
- Ample parking: 133 parking spaces (6:1000) with 5 EV make ready.
- 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.
- Highly 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.
- Ample parking spaces: 133 (6:1000) with 5 EV make ready.



For Sale or Lease

- 3.02 Acre
- Fully approved for 21,965 sf retail and restaurant space, including drive-thru.
- Min Leasable Space: 3,000 sf
- Max Contiguous Space: 21,965 sf.
- 19,888 sf on the 1st floor with 2,077 sf mezzanine.



Traffic



Location



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HOMESERVICES
DIORIO COMMERCIAL TEAM

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

Demographics: Summary

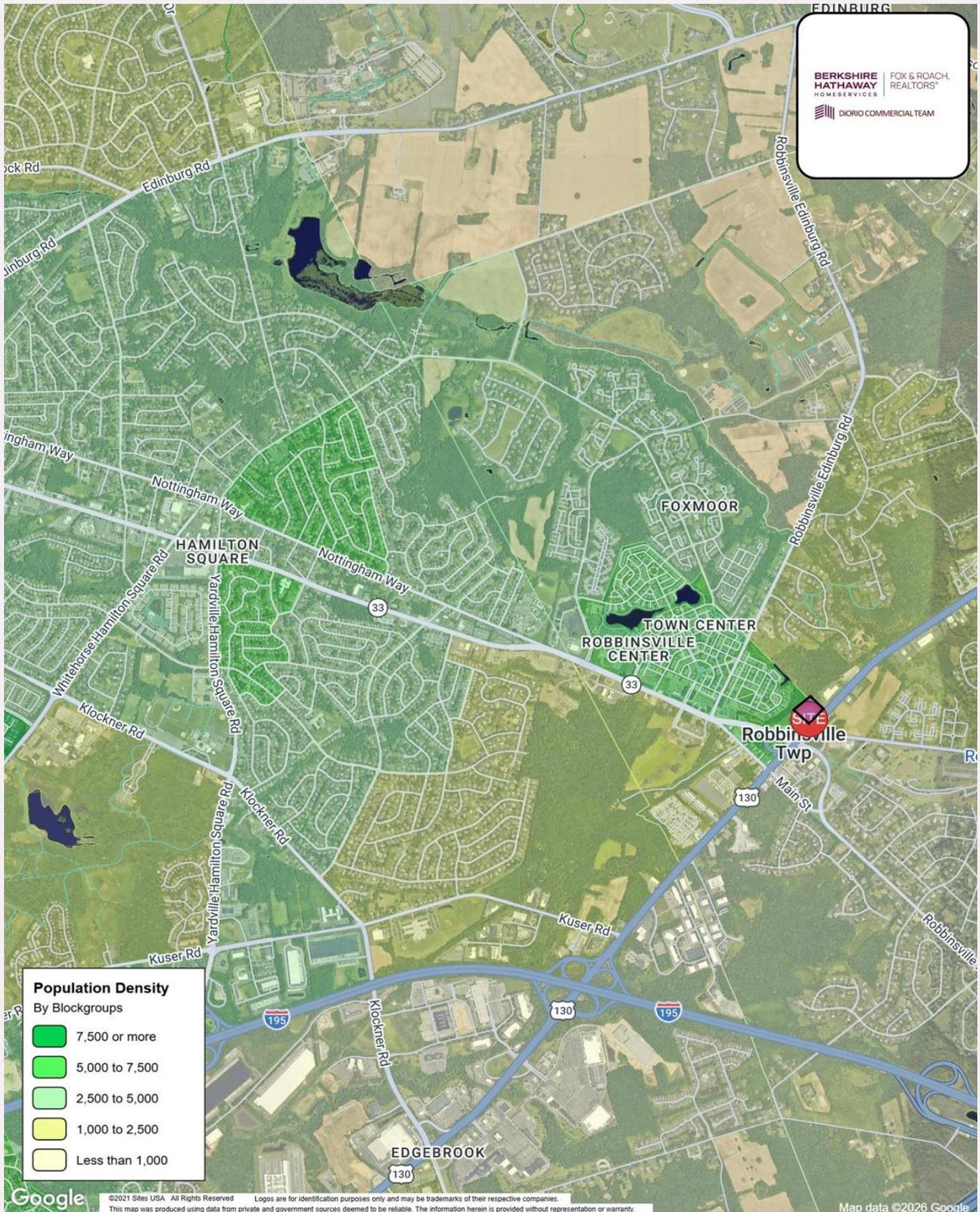
1124 US-130 Robbinsville Twp, NJ 08691	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Average HH Income	\$181,157	\$177,873	\$160,159	\$149,492
Population	6,756	31,128	102,619	455,558
Employees	2,710	21,643	43,493	218,567
Households	2,530	11,590	40,117	166,115



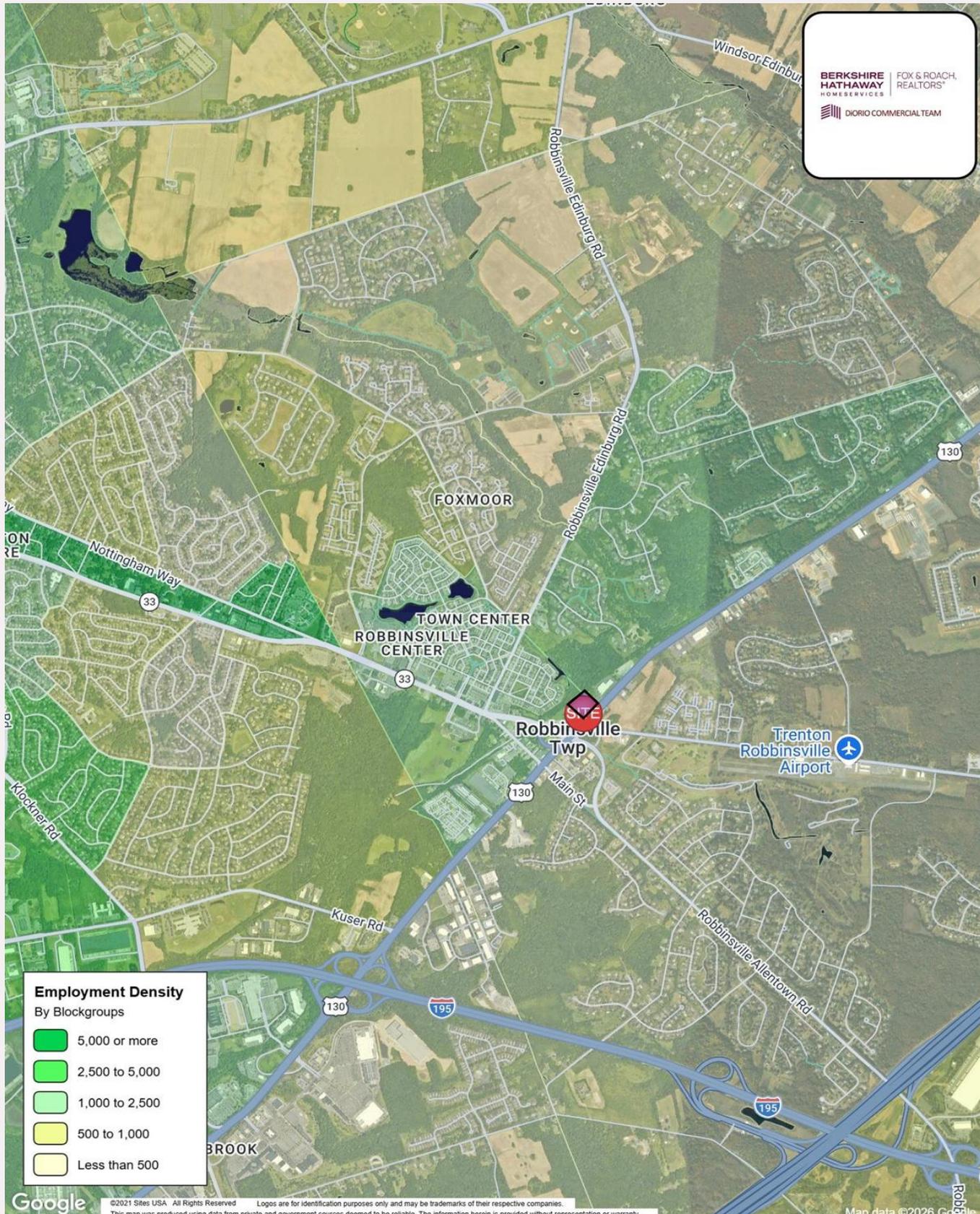





Demographics: Population Density



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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