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CONFIDENTIAL INFORMATION MEMORANDUM

1155 West Browning Road

Free-Standing Commercial Building & Redevelopment Site

Bellmawr Borough • Camden County, New Jersey • Block 35, Lot 3

3,231 SF Free-Standing Building • 0.74 Acres • 24 Parking Spaces • Business C Zoning

ASKING PRICE

$1,200,000

$371 per building SF • $37 per land SF

Vacant and Deliverable at Closing

Presented by Frank Mancuso, Managing Director, Business Transitions
Executive Business Brokers, Inc. • Union, NJ • Est. 1985

CONFIDENTIALITY NOTICE

This Confidential Information Memorandum (the "Memorandum") has been prepared by Executive Business Brokers, Inc. ("EBB") solely for use by a limited number of qualified parties in evaluating the possible acquisition of the real property located at 1155 West Browning Road, Bellmawr Borough, Camden County, New Jersey (Block 35, Lot 3). It is furnished on a strictly confidential basis and is not to be reproduced, forwarded, or disclosed to any other party without the prior written consent of EBB.

The information contained herein has been assembled from the property owner, from municipal, county and state public records, and from third-party public data sources believed to be reliable. Neither EBB nor the owner makes any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum. Assessments, tax figures, deed and title information, zoning interpretations, flood-zone designations, building measurements, and demographic statistics are provided for preliminary evaluation only and must be independently verified by the purchaser and its attorney, title company, surveyor, engineer, environmental consultant, and planning professional. Zoning conclusions expressed in this Memorandum reflect a reading of the published Borough ordinance and are not a substitute for a formal zoning determination from the Bellmawr Zoning Officer.

By accepting this Memorandum, the recipient agrees to hold its contents in confidence, to use it solely to evaluate this transaction, and to return or destroy it upon request. The recipient further agrees that all inquiries, communications, site visits, and negotiations regarding this property will be conducted exclusively through Executive Business Brokers, Inc. Direct contact with the owner, its representatives, or any occupant is prohibited.

About This Offering

This is a fee-simple offering of land and building only. There is no operating business, no tenant, and no income stream conveyed with the property. The building is vacant and will be delivered vacant at closing, giving a purchaser immediate, unencumbered control of the site.

Because the property is being sold vacant and unimproved by any current use, the value proposition rests entirely on the site itself — its size, its parking, its zoning, its corridor position, and what a purchaser is permitted to build or operate there. This Memorandum is organized around those questions.

EXECUTIVE SUMMARY

1155 West Browning Road is a 3,231 square foot, one-story free-standing commercial building situated on 0.7401 acres (approximately 32,239 square feet) in Bellmawr Borough, Camden County, New Jersey. The site is improved with a striped, paved lot providing 24 dedicated parking spaces and enjoys direct frontage and access on West Browning Road, one of the Borough's two principal east-west arteries, moments from the Interstate 295 / Route 42 / Route 168 interchange complex.

The improvement is a purpose-built retail structure of stucco and concrete block construction with a pitched shingled roof, masonry veneer facade, and a full-height glazed storefront entry. It last operated as a national-brand convenience retail store, which vacated the site in October 2019 when the operator consolidated into a larger fuel-equipped format nearby. The building has been non-operational since, and the offering is therefore a vacant-delivery play: an owner-user, a service or retail operator seeking a hard-frontage free-standing box, or a developer positioning for a larger commercial or mixed-use project on a corridor that is being physically rebuilt around it.

3,231 SF	0.74 AC	24
FREE-STANDING BUILDING	32,239 SF SITE	PARKING SPACES

At the $1,200,000 asking price the offering prices to approximately $371 per square foot of building and approximately $37 per square foot of land. In a market where usable, fully-improved, hard-frontage commercial pads of this size rarely come available, the land basis is the more meaningful of the two metrics — a purchaser is buying an assembled, paved, curb-cut, utility-served corner pad with an existing structure that can be reused, expanded, or cleared.

Why This Opportunity Stands Out

Parking depth well beyond code. Bellmawr requires one space per 250 SF of retail floor area and one per 400 SF of office. The existing 3,231 SF building requires 13 retail spaces or 9 office spaces; the site delivers 24. That surplus is what allows a purchaser to expand the building, add a second use, or convert to a higher-intensity operation without immediately triggering a parking variance.

Enormous unbuilt coverage. Business C permits up to 80% lot coverage. On a 32,239 SF lot that is a permitted building footprint of roughly 25,791 SF. The current footprint occupies approximately 10% of the site. The remaining envelope is the real asset here.

A corridor being rebuilt, not declining. West Browning Road sits inside the NJDOT "Direct Connection" reconstruction of the I-295 / Route 42 / I-76 interchange. A new 400-foot Browning Road bridge has been constructed over the recessed highway, reconnecting east and west Bellmawr on a modern structure. A purchaser is buying in ahead of the completion of a multi-year, state-funded infrastructure upgrade at the property's doorstep.

PROPERTY & SITE DETAILS

Street Address	1155 West Browning Road, Bellmawr, NJ 08031
Municipality	Bellmawr Borough, Camden County, New Jersey
Tax Map Reference	Block 35, Lot 3 (District 0404)
APN / Parcel ID	04-00035-0000-00003
Property Class	Class 4 — Commercial
Land Area	0.7401 acres / approximately 32,239 SF
Building Area	3,231 SF (one story)
Construction	Stucco and concrete block, masonry veneer facade, pitched shingled roof
Current Footprint Coverage	Approximately 10% of lot area
Parking	24 striped surface spaces, on-site, paved
Frontage / Access	Direct frontage and curb cuts on West Browning Road; secondary access from the adjoining side street
Utilities	Municipal water and sewer, gas, electric and telecom in the corridor (verify capacity and existing service sizes)
Occupancy Status	Vacant since October 2019; delivered vacant at closing
Prior Use	National-brand convenience retail store (no fuel dispensing at this location)
Flood Designation	Marketing materials cite Zone X (outside the floodplain); at least one commercial data source reflects Zones B and X — confirm against the current FEMA FIRM panel

Diligence Note — Flood Zone

The offering flyer states Zone X, not in a flood plain. A third-party commercial data source lists the parcel under Zones B and X. Zone B and Zone X (shaded) both denote moderate-hazard areas outside the 100-year floodplain, so neither designation triggers mandatory federal flood insurance for a conventional lender — but the distinction affects insurance pricing and, more importantly, stormwater design if the site is redeveloped. A purchaser should pull the governing FEMA FIRM panel and, if redeveloping, confirm NJDEP stormwater applicability early.

ASSESSMENT, TAXES & PRICING ANALYSIS

The parcel carries a total municipal assessment of $339,000, allocated $200,000 to land and $139,000 to improvements. The most recent published annual tax obligation is $18,661.12, which implies an effective burden of approximately $5.51 per $100 of assessed value — consistent with Camden County borough rates. On the existing building the tax load runs approximately $5.78 per square foot of gross building area.

Assessment & Tax Summary	Amount	Notes
Land Assessment	$200,000	59% of total
Improvement Assessment	$139,000	41% of total
Total Assessed Value	**$339,000**	**Class 4 Commercial**
Annual Property Taxes	$18,661.12	Most recent published
— Implied Effective Rate	~$5.51 / $100	Verify with Tax Collector
— Tax per Building SF	~$5.78 / SF	On 3,231 SF
Asking Price	**$1,200,000**	**Fee simple**
— Price per Building SF	$371.40	3,231 SF
— Price per Land SF	$37.22	32,239 SF
— Price per Acre	$1,621,400	0.7401 acres
Price to Assessed Value	**3.54x**	**Assessment is materially below ask**

Reading the Numbers — Post-Sale Assessment Risk

The current $339,000 assessment sits far below the $1,200,000 asking price. In New Jersey, a recorded arm's-length sale is the single most visible trigger for an assessor to revisit a Class 4 assessment, and a Chapter 91 income-and-expense request commonly follows. A purchaser underwriting this deal should not model the existing $18,661 tax figure as a stabilized carrying cost.

A conservative underwriting approach is to model taxes off the purchase price adjusted by the Borough's equalization ratio rather than off the current assessment. If the assessment were to move toward the transaction price, the tax line could increase materially. Conversely, if the property is redeveloped with a Borough-approved redevelopment plan, a purchaser may be able to negotiate a long-term tax exemption and PILOT agreement under the Local Redevelopment and Housing Law, which is a substantially better outcome than defending an appeal.

Both possibilities should be priced into an offer. EBB can facilitate an introduction to the Borough and the Bellmawr Redevelopment Agency for a qualified purchaser with a redevelopment concept.

TITLE, DEED HISTORY & EASEMENTS

Public records reflect a single recorded conveyance of consequence in the modern chain of title. The parcel was acquired by the current owner of record on December 31, 1986 for $175,000, memorialized at Deed Book 4187, Page 572 in the Camden County Clerk's Office. The owner of record is a Pennsylvania-headquartered convenience retail operator with a mailing address of 260 West Baltimore Pike, Wawa, Pennsylvania 19063. There has been no recorded arm's-length transfer since that 1986 acquisition, meaning the current offering represents the first time the site has come to market in nearly four decades.

Owner of Record	National convenience retail operator (Pennsylvania corporate ownership)
Owner Mailing Address	260 West Baltimore Pike, Wawa, PA 19063
Last Recorded Conveyance	December 31, 1986
Last Recorded Consideration	$175,000
Recording Reference	Deed Book 4187, Page 572 — Camden County Clerk
Holding Period	Approximately 39 years
Stated Easements	Marketing materials represent "none" — to be confirmed by title commitment and current survey
Title Status	Fee simple; purchaser to obtain title commitment, ALTA survey and Schedule B-II review

Critical Diligence Item — Corporate Deed Restrictions

This is the single most important item on the diligence list, and it is not addressed on the marketing flyer.

The owner of record is a national convenience-store operator. When operators of this type dispose of closed store locations, it is standard corporate practice to record a restrictive covenant in the deed of conveyance prohibiting the successor owner from operating competing formats at the site. Reported restrictions of this kind have barred future use as a convenience store, gasoline or fuel station, coffee shop, doughnut shop, sandwich shop, smoothie shop, quick-service restaurant, or drug store, and have typically run with the land for a defined term of years.

If a restriction of this scope is imposed on this conveyance, it would eliminate a meaningful portion of the tenant and owner-user universe that would otherwise be the natural buyer for a 3,231 SF free-standing pad with 24 spaces — precisely the QSR, coffee, and pharmacy formats that command the highest rents.

A purchaser must obtain the proposed form of deed and any draft declaration of restrictions in writing, early, before spending money on architecture or engineering. Where a restriction exists, it is a legitimate and material basis for price negotiation, and it should be reflected in the appraisal and in any lender's underwriting. EBB will request the seller's proposed deed language on behalf of any purchaser proceeding to letter of intent.

Environmental Considerations

> The prior convenience retail use at this location did not include fuel dispensing — the operator moved to a nearby site specifically to gain a larger lot capable of supporting fuel islands. The absence of motor fuel dispensing materially reduces the underground storage tank risk profile compared to a typical former gas-station pad.
>
> That said, a purchaser should still commission a Phase I Environmental Site Assessment consistent with ASTM E1527, including a geophysical sweep for any historic heating-oil or waste-oil tanks, and should confirm whether any Industrial Site Recovery Act obligation attaches to the transfer. A clean Phase I is also a lender requirement on essentially all commercial financing at this price point.

ZONING ANALYSIS — BUSINESS C DISTRICT

The parcel is located in Bellmawr Borough's Business C District, governed by Article IX of Chapter 260 of the Borough Code (Sections 260-46 through 260-53). The stated purpose of the district is to permit commercial development of a retail nature with an emphasis on gasoline filling stations — which is consistent with the site's historic convenience-retail use and its highway-adjacent corridor position.

Business C is a cumulative district. In addition to filling stations by special permit, it expressly allows any use permitted in Business District A, the Office District, and Residence District A. That layering is what gives this site an unusually broad by-right use menu for a parcel of its size.

Permitted Uses Available at This Site

- **Retail and service (via Business A):** business office, store, supermarket, drugstore, post office, funeral parlor, hotel, motel, bar, restaurant, bakery, beauty parlor, barbershop, bookstore, travel agency, gym, health club, fitness center, and similar retail establishments.
- **Professional and medical office (via Office District):** real estate, insurance, banking and financial offices, manufacturers' representatives, and offices of medical and dental practitioners.
- **Filling and service stations:** permitted in Business C by special permit following Planning Board site-plan review addressing pump locations, tank specifications, vehicle capacity, off-site improvements, landscaping and buffering.
- **Residence A uses:** all principal and accessory uses permitted in Residence District A are carried into Business C by reference.

Expressly Prohibited

- **Cannabis establishments:** prohibited in Business C by ordinance adopted December 30, 2021. The same prohibition appears in Business A and the Office District. A cannabis use at this site would require an ordinance amendment, not merely a variance — this parcel should not be marketed to cannabis operators.
- **Wholesale merchandising:** prohibited unless incidental and subordinate to a primary retail business.
- **Boarding and rooming houses:** prohibited.

Bulk & Dimensional Standards vs. This Site

Business C Standard	Required	Subject Property
Minimum Lot Area	15,000 SF	32,239 SF — conforming (2.1x)
Minimum Lot Width	125 ft	Conforming per tax map — verify by survey
Front Yard (non-filling-station)	10 ft min.	Existing conforming
Front Yard (filling station)	55 ft	Applies only to a fuel-station use
Side Yard	10 ft; 15 ft abutting residential	Verify by survey
Rear Yard	10 ft min.	Verify by survey
Maximum Lot Coverage	**80% of lot area**	**~10% built — 70% headroom**
Maximum Height	**3 stories / 35 ft**	**1 story existing — 2 stories of headroom**
Permitted Footprint at 80%	**~25,791 SF**	**vs. 3,231 SF existing**

What the Envelope Actually Allows

On paper the Business C envelope would permit a building footprint of roughly 25,791 SF and a height of three stories or 35 feet. That theoretical maximum is not achievable in practice, because coverage and parking work against each other: every square foot of building consumes lot area that would otherwise hold the parking that building requires.

The practical governor on this site is parking, not coverage. At the Borough's retail standard of one space per 250 SF, the existing 24 spaces support approximately 6,000 SF of retail. At the office standard of one space per 400 SF, the same 24 spaces support approximately 9,600 SF of office. A purchaser who restripes, reconfigures the drive aisles, or adds parking across the currently unbuilt portion of the lot can push those numbers materially higher.

Read against the existing 3,231 SF building, that means a purchaser can roughly double the retail improvement — or triple it as office — while still working within the existing surface parking field. That is the redevelopment story on this site, and it is a considerably more defensible one than an abstract 25,791 SF coverage figure.

MIXED-USE POTENTIAL — A DIRECT ANSWER

The marketing flyer describes the site as suited to mixed-use redevelopment. That characterization deserves precision, because the answer materially affects what a purchaser can underwrite and how long approvals will take.

Mixed Commercial Use — Permitted By Right

Multi-tenant, multi-use commercial development is straightforward here. Because Business C absorbs the permitted use lists of Business A and the Office District, a purchaser can combine retail, restaurant, personal service, medical office and professional office within a single building or across multiple buildings on the lot as of right, subject only to site-plan approval and parking. A ground-floor retail or service unit with professional office above is a permitted-use configuration under the existing ordinance. This is the "multi-purpose commercial project with a ground-floor business unit" described in the offering materials, and it is achievable without a use variance.

True Mixed-Use with Apartments — Requires Relief

Residential-over-commercial in the conventional sense — apartments above ground-floor retail — is not expressly authorized by the Business C district. The district carries forward the uses permitted in Residence District A, which is Bellmawr's detached single-family district; it does not carry forward the multifamily provisions of Residence District B, and the Business C article contains no apartment, upper-story dwelling, or mixed-use provision. Business A separately prohibits boarding and rooming houses.

A purchaser seeking an apartment component therefore has three realistic paths, in ascending order of certainty:

- **Use variance (N.J.S.A. 40:55D-70.d(1)):** an application to the Zoning Board of Adjustment demonstrating special reasons and satisfying the negative criteria. Requires a supermajority of five affirmative votes. Feasible but discretionary, and appealable.
- **Ordinance amendment or overlay:** a request that the Borough adopt a mixed-use overlay for the corridor. New Jersey's Fourth Round affordable housing obligations for 2025-2035 have prompted many municipalities to look for compliance sites, and a 0.74-acre improved commercial pad on a rebuilt arterial with existing utilities is exactly the kind of parcel that fits a compliance mechanism.
- **Redevelopment designation:** the strongest path. Bellmawr maintains an active Redevelopment Agency serving as the Borough's lead agency for redevelopment and brownfield management. An "area in need of redevelopment" designation followed by an adopted redevelopment plan can establish mixed-use as a permitted use by plan, and can carry a long-term tax exemption and PILOT agreement with it.

Positioning This Correctly to Buyers

Multi-use commercial is by right. Residential mixed-use is a variance or redevelopment play. Marketing the site as though apartments are permitted invites a buyer to discover otherwise during diligence and retrade — or walk.

The stronger and more honest pitch is this: a purchaser acquires a conforming, over-parked, low-coverage commercial pad with a permitted by-right multi-tenant commercial use today, and holds an optional and genuinely credible residential upside through the Borough's redevelopment process.

> The by-right plan underwrites the purchase; the redevelopment plan is the call option a purchaser is not paying much for at $37 per land square foot.
>
> EBB recommends that any purchaser contemplating residential density hold a pre-application conference with the Borough Zoning Officer and the Redevelopment Agency before removing the due-diligence contingency.

LOCATION & CORRIDOR

Bellmawr Borough occupies approximately 2.98 square miles in the inner ring of Camden County, immediately southeast of the City of Camden and roughly ten minutes from Center City Philadelphia by way of the Walt Whitman Bridge. The Borough's defining geographic feature is the convergence of Interstate 295, Route 42 (the North-South Freeway), Interstate 76 and Route 168 (the Black Horse Pike) within its boundaries — one of the highest-volume highway confluences in southern New Jersey and the reason Bellmawr carries a daytime commercial and industrial presence well out of proportion to its residential population.

West Browning Road is one of the two principal east-west arteries crossing that highway complex and connecting Bellmawr's western neighborhoods and industrial district to its eastern residential core, Route 168 and the Barrington and Haddon Heights borders. The subject property sits on that artery with direct frontage, established curb cuts, and secondary access from an adjoining side street — the "located off two main roads" position that gives the site its exposure and its ingress-egress flexibility.

The Direct Connection Project

The property sits directly adjacent to NJDOT's I-295 / I-76 / Route 42 "Direct Connection" project, the largest highway reconstruction program in southern New Jersey. As part of that program a new 400-foot Browning Road bridge has been constructed over the recessed highway corridor, carrying local traffic over more than a dozen highway lanes and permanently reconnecting the eastern and western halves of the Borough on a modern structure. Traffic was carried onto the new bridge structure following completion of deck, railing and utility work, with the broader interchange program continuing through the current construction season.

Why the Infrastructure Timing Matters

For most of the last several years, corridor businesses on Browning Road have operated through active construction, detours, and a temporary bridge — conditions that suppressed rents, suppressed pad values, and kept national tenants from committing to the corridor.

That period is ending. A purchaser acquiring now buys at a basis set during the disruption and holds through the completion of a permanent, state-funded interchange and a new arterial bridge at the property's doorstep. Improved access, restored through-traffic, and the removal of construction stigma are all upside a purchaser is not paying for today.

A purchaser should independently confirm current NJDOT construction staging, any remaining lane or access restrictions on West Browning Road, and whether any right-of-way takings or slope easements from the project affect the parcel — the latter belongs on the title and survey checklist.

Drive-Time Access

- **Interstate 295:** immediate — the interchange complex is at the property's doorstep.
- **Route 42 / North-South Freeway:** immediate; the primary artery to the Atlantic City Expressway and the shore markets.
- **Route 168 / Black Horse Pike:** minutes east; Camden County's principal retail commercial spine.
- **Interstate 76 / Walt Whitman Bridge:** direct access to Center City Philadelphia, roughly ten minutes without traffic.
- **New Jersey Turnpike Exit 3:** minutes north via Route 168 and Route 130.

- **Philadelphia International Airport:** approximately 20 minutes via I-76 and I-95.

DEMOGRAPHICS & TRADE AREA

The following figures are drawn from the most recent published U.S. Census Bureau QuickFacts estimates. They describe a stable, high-owner-occupancy, blue-collar-to-middle-income inner-ring suburban market with a residential population that is materially amplified during the business day by the Borough's commercial and industrial base and by the highway traffic that passes through it.

Bellmawr Borough

Population	11,874
Households	4,873
Persons per Household	2.40
Population Density	3,923 per square mile
Land Area	2.98 square miles
Median Household Income	$76,654
Per Capita Income	$38,863
Median Owner-Occupied Home Value	$239,400
Owner-Occupied Housing Rate	64.2%
High School Graduate or Higher (25+)	90.1%
Bachelor's Degree or Higher (25+)	23.6%
Broadband Subscription Rate	88.2%

Wider Trade Area

ZIP 08031 — Population	11,707
ZIP 08031 — Households	4,779
ZIP 08031 — Business Establishments	219
ZIP 08031 — Employees at Those Establishments	Approximately 5,089
ZIP 08031 — Single-Family Share of Housing	77.1%
Runnemede Borough (adjacent) — Population	8,443
Runnemede Borough — Median Household Income	$91,302
Camden County — Population	535,799
Camden County — Households	202,540

Camden County — Median Household Income	$88,755

Reading the Demographics

Two numbers matter most to a retail or service operator underwriting this site. The first is the ratio of employees to residents: roughly 5,089 people work at 219 establishments inside a ZIP code of 11,707 residents. That is an unusually high daytime-to-resident ratio for a borough of this size and it reflects Bellmawr's industrial and highway-service employment base. A lunch-hour, convenience, or business-service concept is drawing from a customer pool considerably larger than the residential count suggests.

The second is owner-occupancy at 64.2% against a median home value of $239,400 — a settled, low-turnover, price-accessible housing stock. Trade areas like this generate stable, repeat, non-discretionary demand: medical and dental practices, urgent care, pharmacy-adjacent service, veterinary, fitness, quick-service food, personal services, banking and financial offices. Every one of those categories is a permitted use at this site.

Camden County's median household income of $88,755 runs approximately 16% above Bellmawr's own, meaning the wider drive-time trade area brings additional spending power to a corridor position that draws from well beyond Borough limits.

THE IDEAL BUYER

Three distinct buyer profiles can underwrite this site, and each values a different part of it.

- **The owner-user:** a service, medical, professional or retail operator currently paying rent who wants a free-standing, highly visible building with parking that will not constrain growth. At $1.2 million with an SBA 504 or 7(a) structure, a qualified owner-user can control the real estate with a modest equity contribution and convert rent into equity. The 24-space field and the low existing coverage mean the building can grow with the business.
- **The value-add investor:** a purchaser who reuses or lightly expands the existing shell into a two- or three-tenant commercial building. Bellmawr's parking standards support roughly 6,000 SF of retail or 9,600 SF of office within the existing space count, meaning the improvement can be materially enlarged and re-tenanted at market rents against a land basis of $37 per square foot.
- **The developer:** a purchaser buying the envelope rather than the building — 70 percentage points of unused lot coverage, two unused stories of height, a conforming lot at more than twice the district minimum, existing utilities and curb cuts, and a credible path to a redevelopment designation with mixed-use density and PILOT treatment on a corridor that the State of New Jersey is in the middle of rebuilding.

VALUE CREATION LEVERS

- **Expand within the existing parking field:** roughly double the retail area or triple the office area without adding a single space, then re-tenant at market.
- **Add parking on the unbuilt 90% of the lot:** unlocking a further increment of permitted building area beyond what the current 24 spaces support.
- **Subdivide the shell into multiple commercial tenancies:** demising a 3,231 SF free-standing box into two or three units diversifies the rent roll and typically raises blended rent per square foot.
- **Pursue a redevelopment designation:** converting the residential upside from a discretionary variance to a plan-permitted use, and potentially securing a long-term tax exemption and PILOT in the process.
- **Negotiate the deed restriction:** if a corporate use restriction is proposed, its scope and duration are negotiable terms, and any restriction that survives is a documented basis for price adjustment.
- **Buy ahead of the infrastructure completion:** acquire at a basis set during active highway construction and hold into a completed, modernized interchange and arterial bridge.

PURCHASER DUE DILIGENCE CHECKLIST

EBB recommends that any purchaser structure its due-diligence period around the following items. Several of these are not addressed in the abbreviated marketing materials and should be resolved before the diligence contingency is released.

- **Proposed deed and restrictive covenants:** obtain the seller's proposed form of deed and any draft declaration of restrictions in writing. Highest priority item.
- **Title commitment and Schedule B-II:** confirm the represented absence of easements; look specifically for utility easements, cross-access agreements, NJDOT right-of-way takings or slope easements arising from the Direct Connection project, and any prior restrictions of record.
- **Current ALTA survey:** confirm lot dimensions, actual building footprint and square footage, setback conformity, parking count and layout, and the location of all curb cuts.
- **Phase I Environmental Site Assessment:** ASTM E1527 scope with a geophysical sweep for historic tanks; confirm whether any ISRA obligation attaches to the transfer.
- **Zoning determination letter:** a written determination from the Bellmawr Zoning Officer confirming the Business C designation, the conforming or non-conforming status of the existing structure, and the specific intended use.
- **Certificate of occupancy and continued-use requirements:** confirm the Borough's continued-certificate-of-occupancy process for a change of use after an extended vacancy.
- **Building condition assessment:** roof, HVAC, electrical service capacity, plumbing, and ADA compliance on a structure that has been dark since 2019, including winterization and freeze-damage inspection.
- **Utility capacity confirmation:** verify existing water, sewer, gas and electrical service sizes against the intended use, particularly for a food-service or medical conversion.
- **Tax and assessment analysis:** confirm current assessment, Borough tax rate and equalization ratio with the Tax Assessor and Tax Collector, and model post-sale reassessment exposure.
- **FEMA flood determination:** resolve the Zone X versus Zone B discrepancy against the governing FIRM panel, and assess NJDEP stormwater applicability for any redevelopment.
- **Pre-application conference:** for any purchaser contemplating expansion or residential density, meet with the Borough Zoning Officer, Borough Planner and the Bellmawr Redevelopment Agency before releasing contingencies.

TRANSACTION SUMMARY & NEXT STEPS

Offering	Fee simple sale of land and building — 1155 West Browning Road, Bellmawr, NJ
Tax Map Reference	Block 35, Lot 3, Bellmawr Borough, Camden County
Asking Price	$1,200,000
Price per Building SF	$371.40 (3,231 SF)
Price per Land SF	$37.22 (32,239 SF)
Structure	Real estate only — no business, no tenancy, no assignable income
Delivery	Vacant possession at closing

Financing	Conventional commercial or SBA 504 / 7(a) for a qualifying owner-user
Zoning	Business C — multi-use commercial permitted by right; residential mixed-use requires variance or redevelopment plan
Recommended Diligence Period	60-90 days, driven by deed-restriction review, Phase I and zoning determination
Broker	Executive Business Brokers, Inc. — Frank Mancuso, Managing Director

Process to Move Forward

1. Execute EBB's Confidentiality Agreement and complete a brief buyer qualification.

2. Schedule a guided site inspection through EBB. Direct contact with the owner or any occupant is prohibited.

3. Review the supplemental diligence package — tax map, assessment record, survey and zoning excerpts — available on request following execution of the Confidentiality Agreement.

4. Submit a written Letter of Intent through EBB setting out price, deposit, diligence period, financing contingency and closing timeline.

5. Upon acceptance of the LOI, EBB coordinates the transaction outline and attorney letters and manages the file through attorney review, diligence and closing.

Confidential — Inquiries Through EBB Only

All inquiries, site visits, information requests, and negotiations concerning this property must be directed exclusively to Executive Business Brokers, Inc. Prospective purchasers are asked not to contact the owner, the owner's representatives, the Borough, or any occupant or neighboring business regarding this offering.

Information in this Memorandum is believed to be accurate but is subject to independent verification, to change without notice, and to applicable municipal approvals. This Memorandum is not an offer to sell or a solicitation of an offer to buy, and creates no obligation on the part of the owner or EBB.

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