



RESTAURANT
SPACE

5,418 SF RESTAURANT SPACE AVAILABLE

PEARL POINTE Restaurant & Outdoor Patio Space

Township of Burlington, Burlington County, NJ - 1 East Pearl Street

EDGEWOOD  PROPERTIES

1260 Stelton Road, Piscataway, NJ 08854
732.985.1900 | edgewoodproperties.com



PROPERTY HIGHLIGHTS

- ◆ Nestled at the end of **High Street**, where Burlington's downtown meets the **Delaware River**.
- ◆ Pearl Pointe is an **184-unit luxury residential community** designed to energize Burlington City's Downtown.
- ◆ Property contains **onsite parking** and is in close proximity to downtown businesses.
- ◆ Located just **2 blocks** away from **New Jersey Transit** or the **River Line**.
- ◆ Ideally located restaurant space **facing the Delaware River**.
- ◆ **Existing liquor license: Cost TBD**

JOIN



PEARL POINTE
LUXURY APARTMENTS

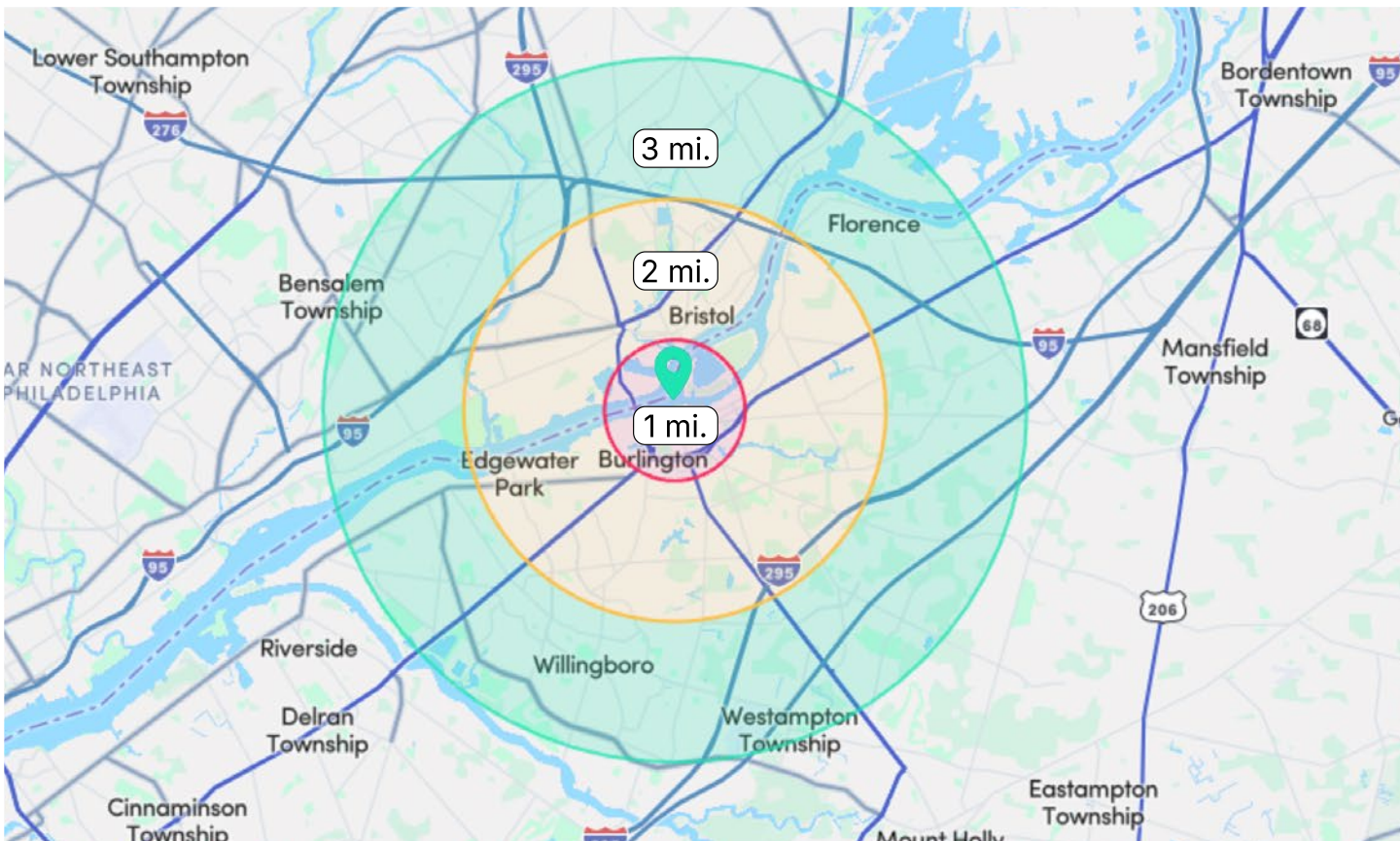
DEMOGRAPHICS



45,989 DAILY TRAFFIC
Rt. 130 & High Street*



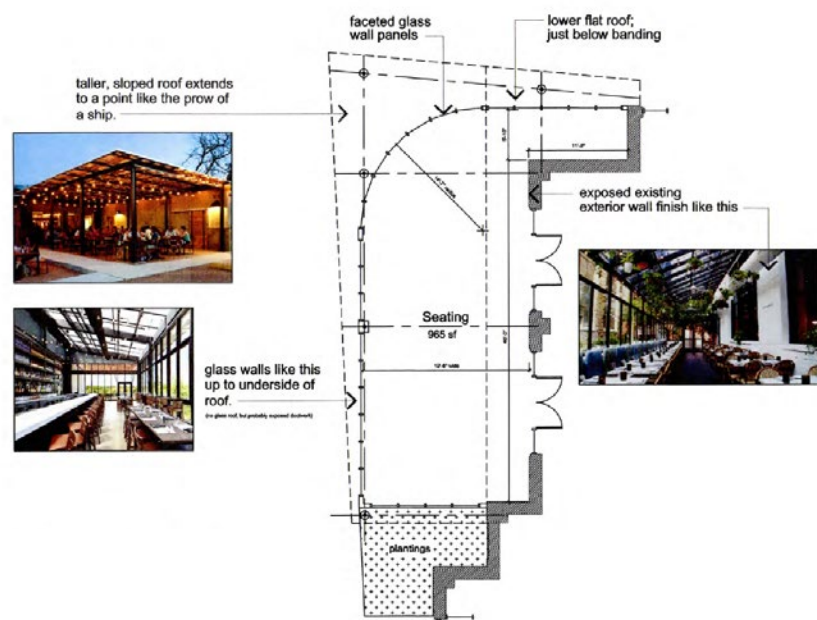
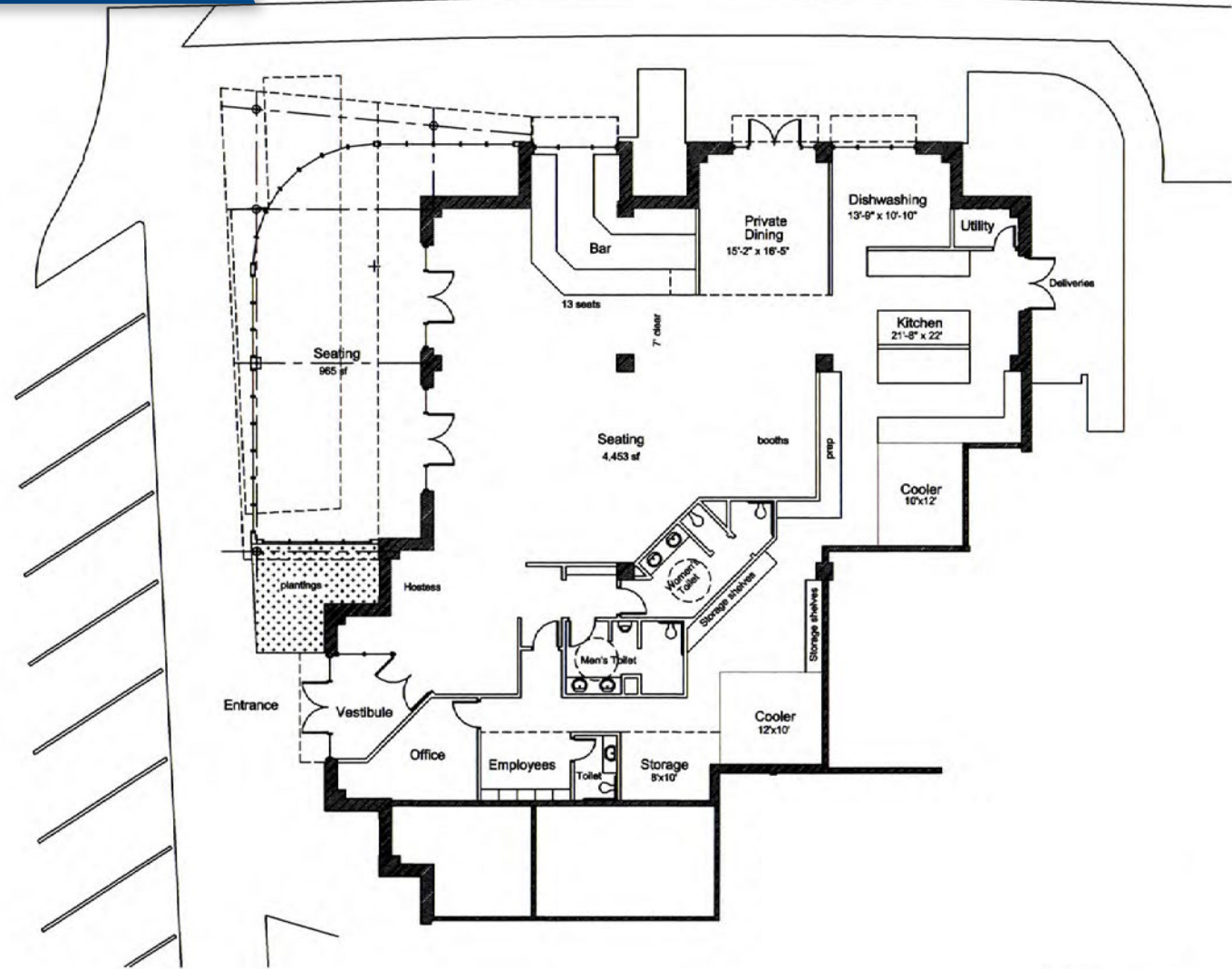
69,323 DAYTIME POPULATION
+/- 3 mi. Radius*



CATEGORY	1 MILE	3 MILES	5 MILES
Population	6,736	69,323	183,081
Total Housing Units	3,260	27,875	73,160
Average Household Income	\$91,300	\$104,100	\$109,700
Median Household Income	\$68,000	\$82,400	\$88,500

*AlphaMap, 2024

SITE PLAN



MARKET AERIAL

