

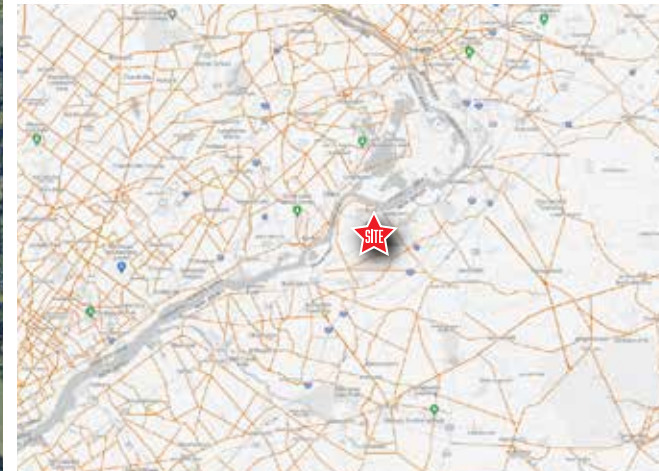
NEW RETAIL MIXED USE DEVELOPMENT AVAILABLE | FOR LEASE

Rt 130 and Cedar Lane | Florence NJ 08016 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 1,200 – 6,300 SF | PADS | END-CAPS with Drive-thru

1,200 SF -
6,300 SF
Retail Space/End Caps

+/- 3,000 SF
WITH
DRIVE-THRU
Pad(s) Available

PROPERTY INFORMATION

- Proposed pads and/or multi-tenant retail buildings at signalized intersection with strong traffic counts on RT 130
- "Main and Main" Intersection in Florence Township - in center of high growth area
- Freestanding / End caps with Drive-thru's / End Cap without Drive-thru or Inline Available for Lease
- Located in mixed use development with 240 apartment units to be developed in rear of parcel
- Within minutes of NJ Turnpike, PA Turnpike, RT 295 and RT 195
- Ideal Uses include: Fast Food/QSR, Fast Casual and Dining Restaurants, Hair and Nail Salons, Ice Cream, Service, Specialty Retail and Medical, Gas & Convenience

Demographics	1 Mile	3 Miles	5 Miles
Population	3,340	29,376	110,446
Average HH Income	\$136,947	\$125,774	\$116,114
Total Businesses	65	940	3,458
Number of Employees	642	10,427	42,490
Traffic Counts	Rt. 130: 23,341 VPD Cedar Ln./Florence Bustleton Rd.: 3,746 VPD I-95: 60,472 VPD		

*Data Source: Sites USA REGIS™ 2024

4TH QTR. 2025
Esti. Delivery Date

FOR MORE INFORMATION PLEASE CONTACT: DAVID DEPETRIS 610-941-4034 x107 856-912-1165 CELL DDEPETRIS@LPRE.COM STEVEN DEPETRIS 610-941-4034 x203 609-760-2543 CELL SDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081224

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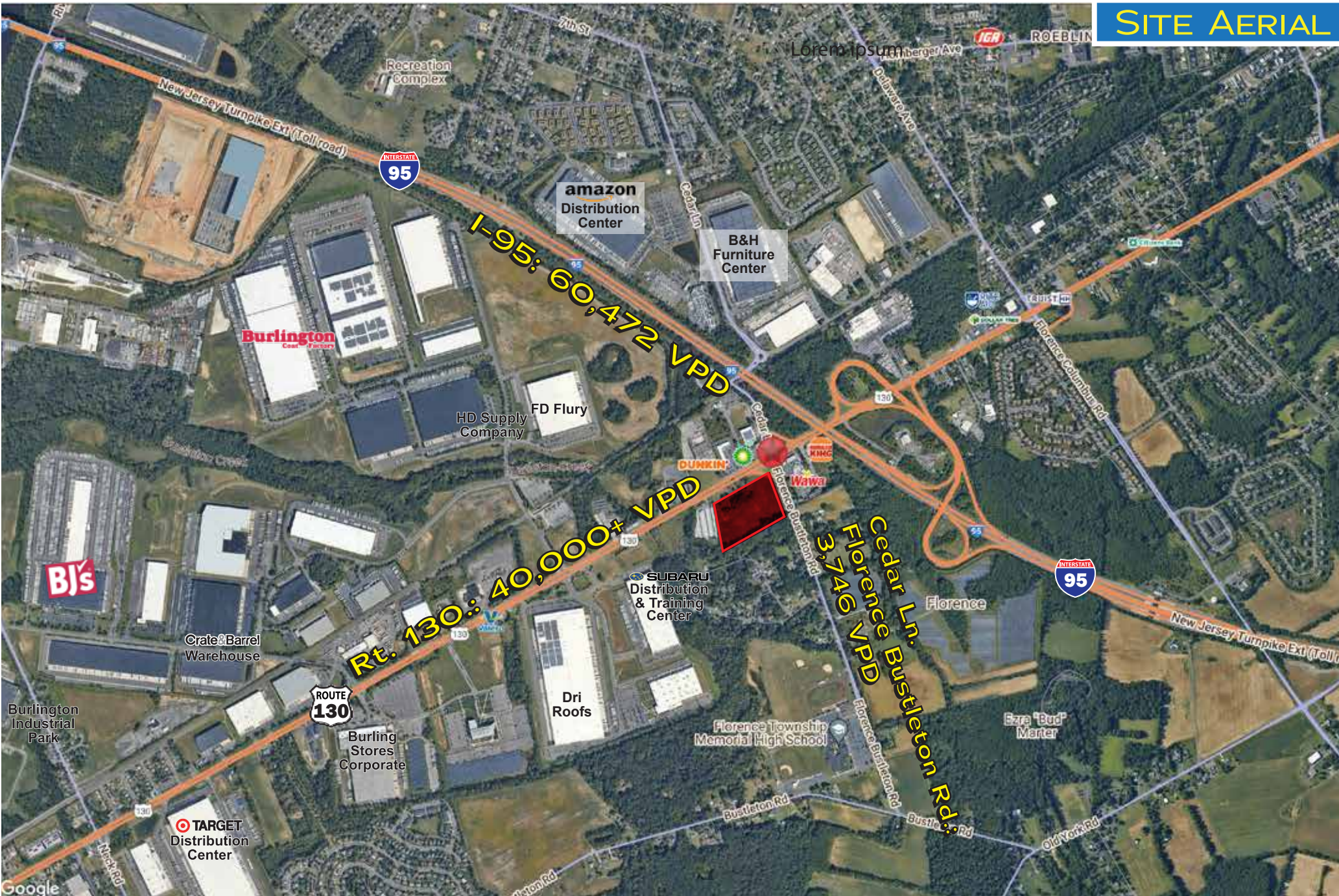
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SITE AERIAL



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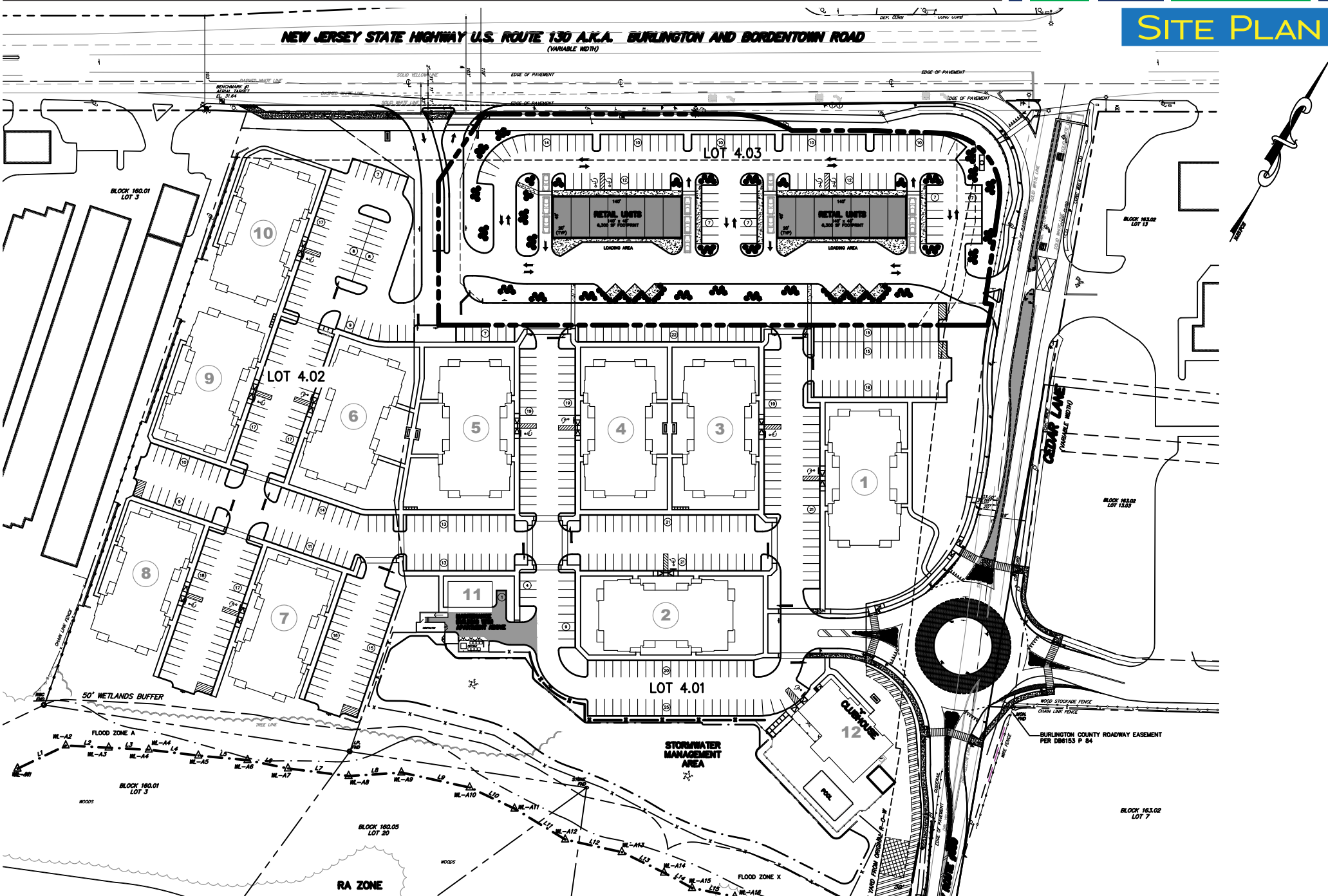
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LEGEND

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SITE PLAN



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LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	3,340	29,376	110,446
Projected Population (2029)	3,392	30,075	112,957
Projected Annual Growth (2024 to 2029)	0.3%	0.5%	0.5%

Daytime Population

Total Businesses (2024)	65	940	3,458
Number of Employees (2024)	642	10,427	42,490

Income

Average HH Income (Est. 2024)	\$136,947	\$125,774	\$116,114
Median HH Income (2024)	\$116,725	\$100,163	\$90,913

Households & Growth

Households	1,386	11,478	42,747
Projected HH (2029)	1,429	11,925	44,491
HH Growth with Children (2024 to 2029)	25.3%	28.5%	30.6%

Education

High School Graduate	30.6%	30.1%	35.2%
Some College	27.6%	21.6%	19.5%
Bachelor Degree	21.9%	21.4%	18.8%
Graduate	8.8%	10.5%	9.3%

Traffic Counts: Rt. 130.: 23,341 VPD
Cedar Ln./Florence Bustleton Rd.: 3,746 VPD · I-95: 60,472 VPD

•Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

