



LAUREL RUN VILLAGE APARTMENTS
104 UNITS

BORDEN CROSSING CONDOS
74 UNITS

COLUMBIA SELF STORAGE

PNC

BORDENTOWN SEWERAGE AUTHORITY

BORDENTOWN REGIONAL MIDDLE SCHOOL

Comfort INN

CVS pharmacy

ExtraSpace Storage

Bank of America

ELEVEN

Denny's

bp

Wawa

McDonald's

ELEVEN

Citizens Bank

130

AutoZone

130

CHEYENNE MOUNTAIN OUTFITTERS

DUNKIN'

ALDI

TRAFFIC COUNT RT.130
49,688 VPD

SITE

206

MAVIS TAXI DRIVES

Holiday Inn

303-307 Route 130, Bordentown, NJ 08505

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Matt Ardizzone
C: 732.395.0009
O: 973.798.6130 Ext.1010
Matt@ZoltekCRE.com

Urszula Zoltek
C: 973.896.8377
O: 973.798.6130 Ext.1001
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

GROUND LEASE or INLINE

- 1,500 SF or Possible Expansion Up to 6,134 SF +/-
- Land Size 0.61 AC
- Former Dry Cleaners (Drop Off/Pick Up Only)
- Traffic Count US-130: **49,688 VPD**
- Located at Corner Signalized Intersection
- Ample Parking with Great Access
- High Visibility
- Zoning HC – Highway Commercial: [Click Here For More Info](#)
- Nearby National Tenants: ALDI, CVS Pharmacy, Wawa, Dunkin', AutoZone, Holiday Inn, Citizens Bank, BP, 7-ELEVEN, Extra Space Storage, McDonald's, Bank of America and Many More...

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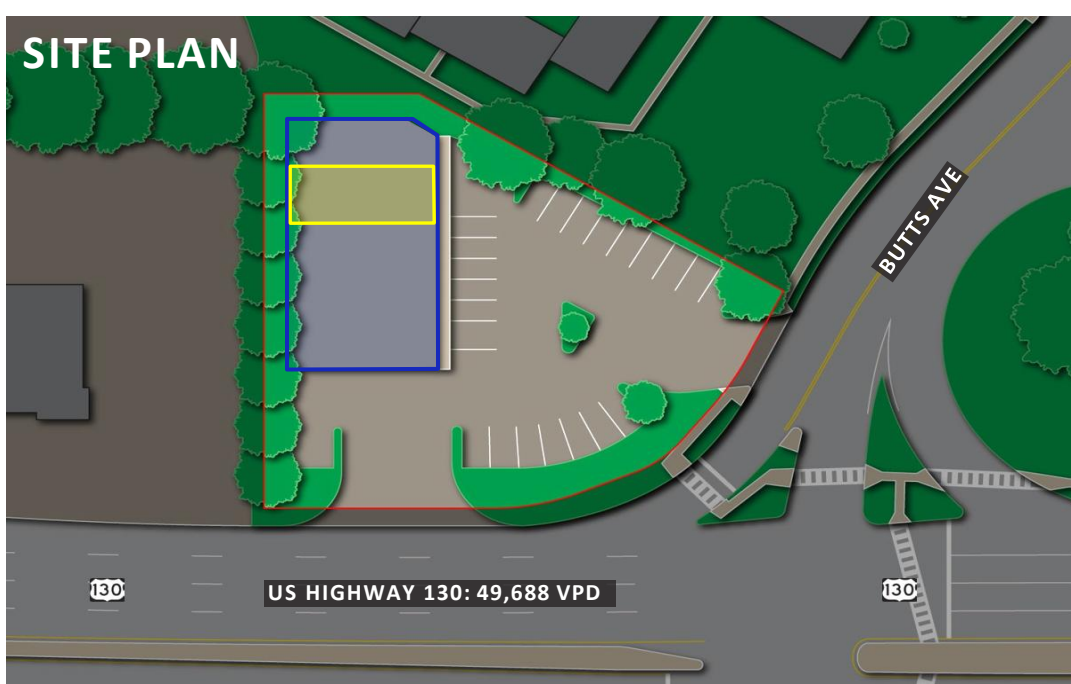
ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 * T: 973.798.6130

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SITE PLAN



AVAILABLE

GROUND LEASE

or

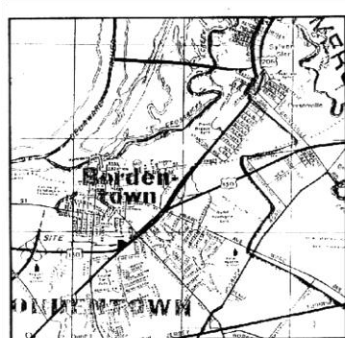
INLINE

ZOLTEK

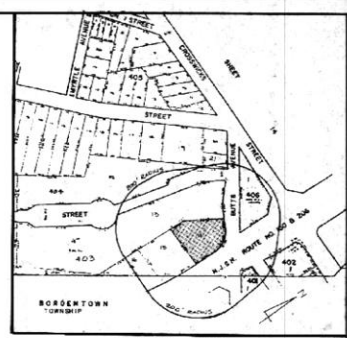
COMMERCIAL REAL ESTATE SERVICES

1,500 SF
6,134 SF





KEY MAP
SCALE 1" = 200'



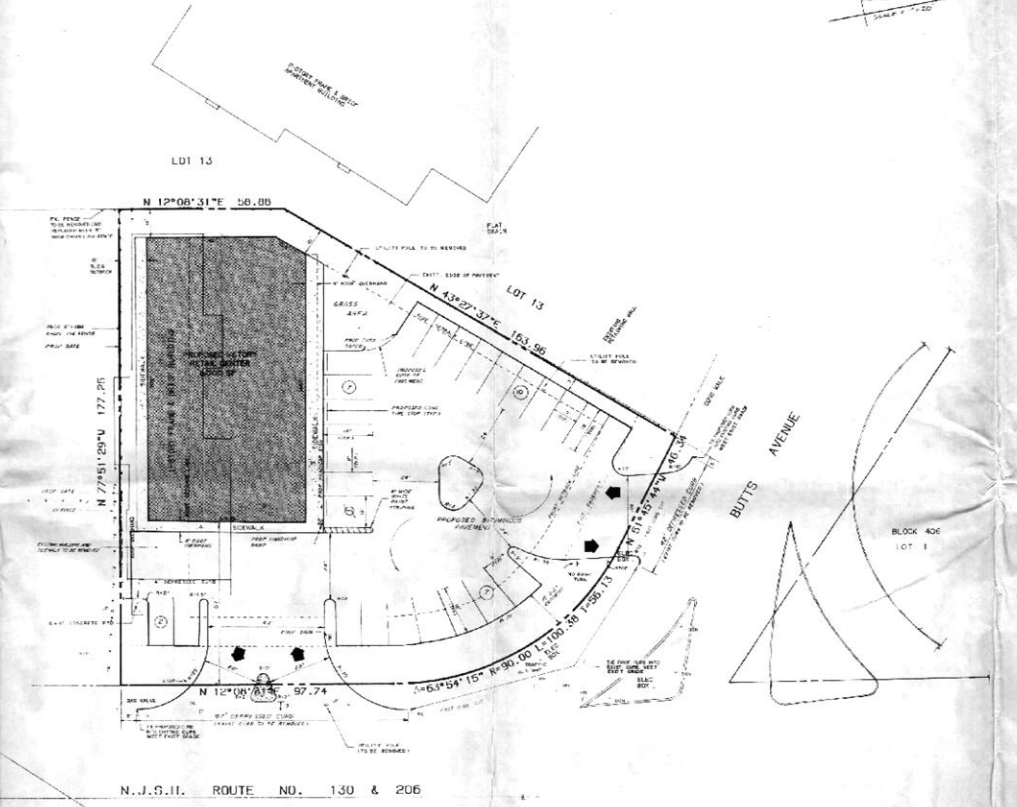
ZONING MAP
SCALE 1" = 200'

LEGEND

- PROPERTY LINE
- - - EXISTING CURB
- PROPOSED CURB
- - - PROPOSED STREPP
- ⊕ NUMBER OF SPACES
- ⊖ EXISTING INLET
- ⊖ EXISTING MANHOLE
- ⊖ EXISTING SOGAGE
- ⊖ PROPOSED SOGAGE
- ⊖ EXISTING GAS VALVE
- ⊖ EXISTING UTILITY VALVE
- ⊖ EXISTING FENCING
- ⊖ PROPOSED HATCH/CLIP ALUMP
- ⊖ EXISTING ELECTRIC BOX

PROPERTY OWNERS AT THE END OF DATE AND LOT NO. TOWNSHIP OR SUBDIVISION

Year	Lot	Particulars
1871	12	183 Acreage of Burlington Town, L.P.
1872	13	183 Acreage of Burlington Town, L.P.
1873	14	P.L. & C.P. Deeds
1874	15	183 Acreage of Burlington Town, L.P.
1875	16	183 Acreage of Burlington Town, L.P.
1876	17	183 Acreage of Burlington Town, L.P.
1877	18	183 Acreage of Burlington Town, L.P.
1878	19	183 Acreage of Burlington Town, L.P.
1879	20	183 Acreage of Burlington Town, L.P.
1880	21	183 Acreage of Burlington Town, L.P.
1881	22	183 Acreage of Burlington Town, L.P.
1882	23	183 Acreage of Burlington Town, L.P.
1883	24	183 Acreage of Burlington Town, L.P.
1884	25	183 Acreage of Burlington Town, L.P.
1885	26	183 Acreage of Burlington Town, L.P.
1886	27	183 Acreage of Burlington Town, L.P.
1887	28	183 Acreage of Burlington Town, L.P.
1888	29	183 Acreage of Burlington Town, L.P.
1889	30	183 Acreage of Burlington Town, L.P.
1890	31	183 Acreage of Burlington Town, L.P.
1891	32	183 Acreage of Burlington Town, L.P.
1892	33	183 Acreage of Burlington Town, L.P.
1893	34	183 Acreage of Burlington Town, L.P.
1894	35	183 Acreage of Burlington Town, L.P.
1895	36	183 Acreage of Burlington Town, L.P.
1896	37	183 Acreage of Burlington Town, L.P.
1897	38	183 Acreage of Burlington Town, L.P.
1898	39	183 Acreage of Burlington Town, L.P.
1899	40	183 Acreage of Burlington Town, L.P.
1900	41	183 Acreage of Burlington Town, L.P.
1901	42	183 Acreage of Burlington Town, L.P.
1902	43	183 Acreage of Burlington Town, L.P.
1903	44	183 Acreage of Burlington Town, L.P.
1904	45	183 Acreage of Burlington Town, L.P.
1905	46	183 Acreage of Burlington Town, L.P.
1906	47	183 Acreage of Burlington Town, L.P.
1907	48	183 Acreage of Burlington Town, L.P.
1908	49	183 Acreage of Burlington Town, L.P.
1909	50	183 Acreage of Burlington Town, L.P.
1910	51	183 Acreage of Burlington Town, L.P.
1911	52	183 Acreage of Burlington Town, L.P.
1912	53	183 Acreage of Burlington Town, L.P.
1913	54	183 Acreage of Burlington Town, L.P.
1914	55	183 Acreage of Burlington Town, L.P.
1915	56	183 Acreage of Burlington Town, L.P.
1916	57	183 Acreage of Burlington Town, L.P.
1917	58	183 Acreage of Burlington Town, L.P.
1918	59	183 Acreage of Burlington Town, L.P.
1919	60	183 Acreage of Burlington Town, L.P.
1920	61	183 Acreage of Burlington Town, L.P.
1921	62	183 Acreage of Burlington Town, L.P.
1922	63	183 Acreage of Burlington Town, L.P.
1923	64	183 Acreage of Burlington Town, L.P.
1924	65	183 Acreage of Burlington Town, L.P.
1925	66	183 Acreage of Burlington Town, L.P.
1926	67	183 Acreage of Burlington Town, L.P.
1927	68	183 Acreage of Burlington Town, L.P.
1928	69	183 Acreage of Burlington Town, L.P.
1929	70	183 Acreage of Burlington Town, L.P.
1930	71	183 Acreage of Burlington Town, L.P.
1931	72	183 Acreage of Burlington Town, L.P.
1932	73	183 Acreage of Burlington Town, L.P.
1933	74	183 Acreage of Burlington Town, L.P.
1934	75	183 Acreage of Burlington Town, L.P.
1935	76	183 Acreage of Burlington Town, L.P.
1936	77	183 Acreage of Burlington Town, L.P.
1937	78	183 Acreage of Burlington Town, L.P.
1938	79	183 Acreage of Burlington Town, L.P.
1939	80	183 Acreage of Burlington Town, L.P.
1940	81	183 Acreage of Burlington Town, L.P.
1941	82	183 Acreage of Burlington Town, L.P.
1942	83	183 Acreage of Burlington Town, L.P.
1943	84	183 Acreage of Burlington Town, L.P.
1944	85	183 Acreage of Burlington Town, L.P.
1945	86	183 Acreage of Burlington Town, L.P.
1946	87	183 Acreage of Burlington Town, L.P.
1947	88	183 Acreage of Burlington Town, L.P.
1948	89	183 Acreage of Burlington Town, L.P.
1949	90	183 Acreage of Burlington Town, L.P.
1950	91	183 Acreage of Burlington Town, L.P.
1951	92	183 Acreage of Burlington Town, L.P.
1952	93	183 Acreage of Burlington Town, L.P.
1953	94	183 Acreage of Burlington Town, L.P.
1954	95	183 Acreage of Burlington Town, L.P.
1955	96	183 Acreage of Burlington Town, L.P.
1956	97	183 Acreage of Burlington Town, L.P.
1957	98	183 Acreage of Burlington Town, L.P.
1958	99	183 Acreage of Burlington Town, L.P.
1959	100	183 Acreage of Burlington Town, L.P.



This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied as the drawings and each drawing has been reviewed to indicate "ready for construction".

CITY OF BORDENTOWN PLANNING BOARD APPROVAL

[Signature] 3/1/89
[Signature] 3/1/89
 SECRETARY DATE

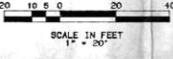
NO.	REVISION	DATE	BY	CHKD.	APPROVED
1	FOR PRELIMINARY REVIEW				
2	FOR PRELIMINARY REVIEW				
3	FOR PRELIMINARY REVIEW				
4	FOR PRELIMINARY REVIEW				
5	FOR PRELIMINARY REVIEW				
6	FOR PRELIMINARY REVIEW				
7	FOR PRELIMINARY REVIEW				
8	FOR PRELIMINARY REVIEW				
9	FOR PRELIMINARY REVIEW				
10	FOR PRELIMINARY REVIEW				

OWNER/APPLICANT
 BURLINGTON REALTY ASSOCIATES
 P. O. BOX 679
 BORDENTOWN, NEW JERSEY 08055

PROPERTY BEING KNOWN AS
 LOT 14 BLOCK 403 AS
 SHOWN ON THE CITY OF
 BORDENTOWN TAX MAP.

ZONING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED	EXISTING
MINIMUM LOT AREA	15,000 SF	216,700 SF	216,700 SF
MINIMUM LOT WIDTH	100 FT	216.86 FT	216.86 FT
FRONT YARD SETBACK	0 FT	0 FT	59 FT
SIDE YARD SETBACK	0 FT	10.00 FT	55 FT
REAR YARD SETBACK	0 FT	40 FT	43.1 FT
MINIMUM FLOOR AREA	800 SF	4,200 SF	4,200 SF
PARKING REQUIREMENTS	1 SPV/200 SF	76 SP	25 SP



SITE PLAN
 PREPARED FOR
BURLINGTON REALTY ASSOCIATES
 SITUATED IN
 CITY OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY

ABNINGTON-NEY ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS
 PROFESSIONAL FINANCERS

THOMAS KRAKOW P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 22309

DATE: FEB 24 1989

SCALE: 1" = 20'

SITE PLAN

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Demo-graphics	1 Mile	3 Miles	5 Miles
Population	9,320	29,628	96,061
Daytime Employees	3,306	8,721	30,120
Households	2.3	2.6	2.6
Median Age	42.7	38.3	39.8
Average HH Income	\$116,647	\$127,835	\$106,399

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