

VACANT BP GAS STATION

231 Route 206, Bordentown, NJ 08505

QUALIFIES FOR BONUS DEPRECIATION



PAUL MATUSIK

President
714.875.2400
pmatusik@primenetlease.com

MICHAEL MATUSIK

Vice President
714.874.4004
mmatusik@primenetlease.com



VIEW VIDEO

PRICE
\$795,000

PROPERTY INFORMATION

Year Built	1970
Building Area	800 SF
Lot Size	0.53 Acres
Landlord Responsibilities	Pay Property Taxes
Ownership	Fee Simple
Right of First Refusal	No



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

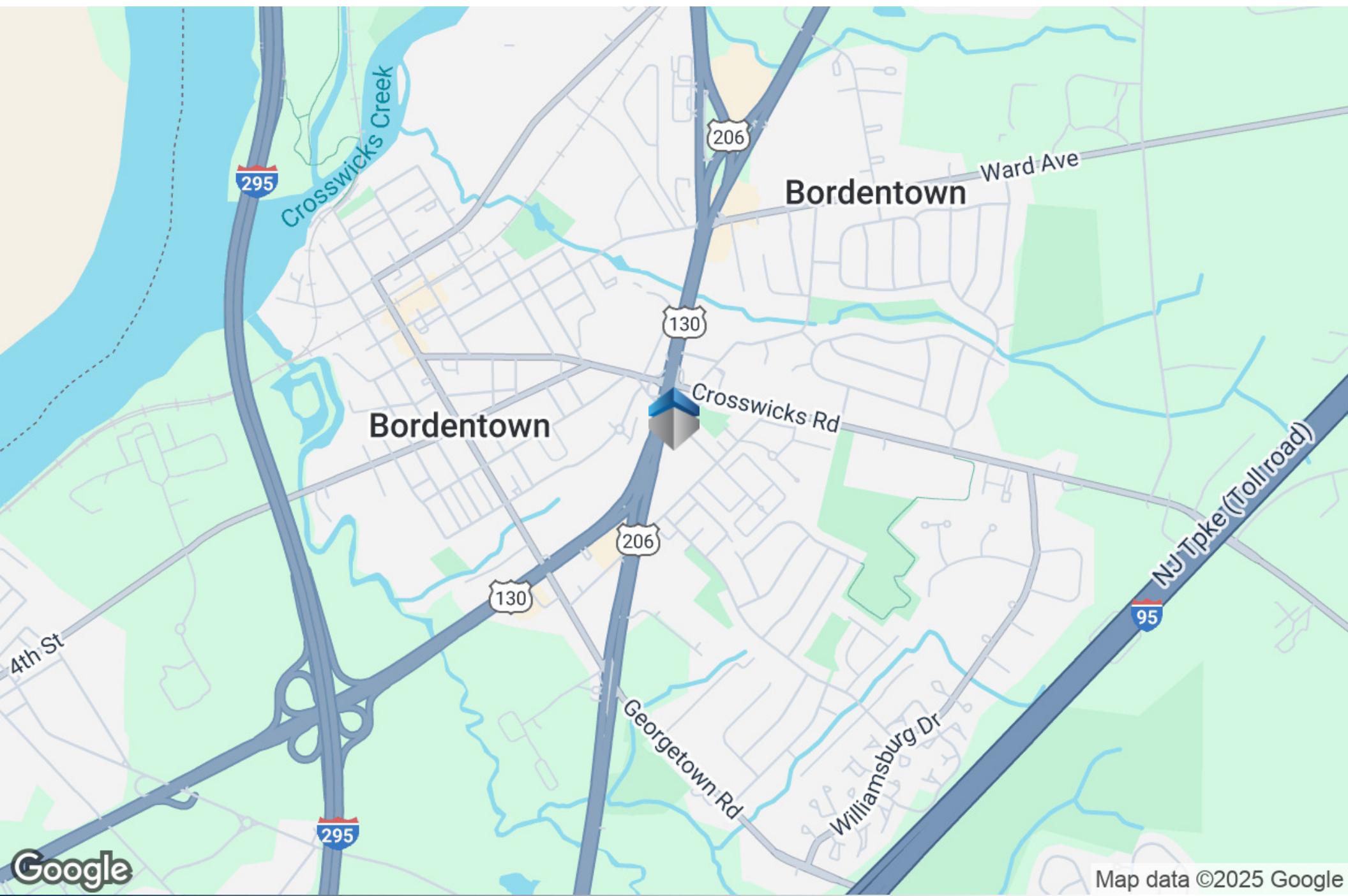
- **BONUS DEPRECIATION** - Fee simple ownership of a convenience store and Gas Station provides the owner the opportunity to use accelerated Bonus depreciation model. Consulting your Accountant or Tax Attorney is advised.
- **EXCELLENT TRAFFIC COUNTS** - Approximately 49,200 vehicles per day pass BP on at the confluence of US Route 206 & US Route 130.
- **STRATEGIC LOCATION** - The Property is situated at the convergence of US Route 206 and US Route 130, two of the area's primary commercial and commuter roadways. These two heavily trafficked roadways directly connect to Interstate 295 (1-mile away) and Interstate 95 (1.5-miles away). The Property lies less than 1-mile from downtown Bordentown and is surrounded by densely populated residential neighborhoods and enjoys convenient access to area schools and retailers. Bordentown is an affluent bedroom community of Philadelphia, located 30-miles northeast of the city.
- **MARKET DRIVERS** - Additional retailers drawing consumers to the trade area include Seven (7) Hotels/Motels, ShopRite, ALDI, Acme Markets, Tractor Supply, Dollar General, Pep Boys, AT&T, McDonald's, Denny's, Starbucks, 7-Eleven, Wawa, and Dunkin'.



ADDITIONAL PHOTOS



REGIONAL MAP



Bordentown is a city in Burlington County, New Jersey. Bordentown is located at the confluence of the Delaware River, Blacks Creek, and Crosswicks Creek. The latter is the border between Burlington and Mercer counties. Bordentown is the northernmost municipality in New Jersey that is considered a part of the Philadelphia-Camden-Wilmington Metropolitan Statistical Area. It is approximately one-third the distance between Center City Philadelphia and Midtown Manhattan, located 5.8 miles south of the state capital Trenton, 27 miles northeast of Center City Philadelphia, and 53 miles southwest of New York City. Conveniently located just minutes from the NJ Turnpike, Interstates 195 & 295, and Routes 130 & 206, providing easy access to the metropolitan area, Bordentown City is also home to a stop on the River Line – NJ TRANSIT's light rail service offering connections to New York, Philadelphia, Atlantic City, and even Washington D.C.

In recent years, Bordentown City has become a regional destination point, offering something for everyone with its vibrant downtown commercial scene, public and private boating access, and more than 30 annual cultural and historical events, including the fall Cranberry Festival, the summer Garden Tour, the Street of Dreams classic car show, seasonal "chocolate walks," and a revolutionary pub crawl. The "little city with a lot of charm" is not only rich with historical landmarks but offers a modern community for its residents. Residents and visitors alike love the walkability of historic Bordentown, along with its stunning architecture, boutiques, galleries, restaurants, pubs, breweries, and thriving outdoor dining scene. Downtown Bordentown offers a wide variety of stores for one's shopping pleasure and has many book, record, and antique stores lining its streets. Enjoy dining at one of Bordentown's many fine restaurants. The restaurants are primarily Italian, but there are also restaurants and diners that specialize in American food, Chinese food, and more recently Japanese and Latin-American food. Bordentown also boasts an abundance of green space, parks and trails and has a first-rate school system with multiple schools located within walking distance, making it the premiere location for young families looking to put down



DEMOGRAPHICS

3-MILE KEY FACTS



8,699

POPULATION



43

AVERAGE AGE



\$371,306

MEDIAN HOUSEHOLD VALUE

BUSINESSES



-
BUSINESSES



-
EMPLOYEES

INCOME



-
MEDIAN HH INCOME



-
AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
Current Population	8,699	29,567	99,713
2030 Population	-	-	-
Employees	-	-	-
Total Businesses	-	-	-
Average Household Income	\$128,160	\$146,276	\$117,049
Median Household Income	-	-	-
Average Age	43	39	40
Households	3,714	10,169	35,390
Average Housing Unit Value	\$371,306	\$467,544	\$333,669



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of BP Gas Station ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.



231 ROUTE 206

BORDENTOWN, NJ 08505

EXCLUSIVELY PRESENTED BY



PAUL MATUSIK
President

Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com



MICHAEL MATUSIK
Vice President

Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com

In association with: [add text here]