



856.797.1919
www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

INDUSTRIAL/RETAIL BUILDING FOR SALE **581 HIGH STREET**

BURLINGTON, NJ 08016

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OFFERING SUMMARY



BUILDING SIZE

+/- 8,400 SF



SALE PRICE

\$750,000



ACREAGE AVAILABLE

+/- 0.41 AC



ZONING

C-2 industrial/retail



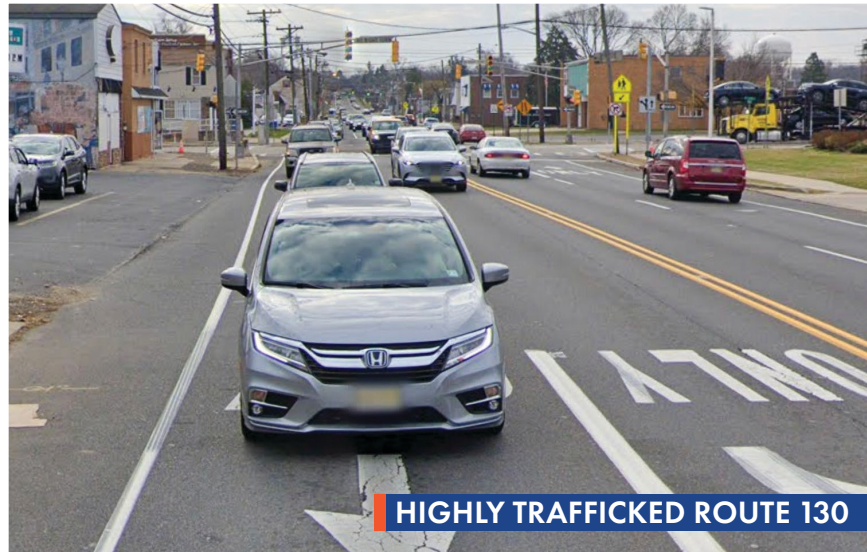
SIGNAGE

Monument signage



PARKING

35 surface spaces



HIGHLY TRAFFICKED ROUTE 130



MONUMENT SIGNAGE

AREA HIGHLIGHTS

- ✓ Fully leased +/- 8,400 SF retail/industrial building which offers 2 drive-in bays, 22 ft ceilings, gas heat, and 3-phase electrical service
- ✓ Located on the corner of Route 130 South and High street behind the Gulf gas station
- ✓ Permitted uses include industrial, car lot, or auto detail shop

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	2,119	48,201	160,608
2026 POPULATION PROJECTION	2,105	48,162	160,719
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	741	19,334	61,921
2026 HOUSEHOLD PROJECTION	735	19,306	61,970
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$178,846	\$143,053	\$126,044
MEDIAN HOUSEHOLD INCOME	\$156,436	\$113,177	\$98,319
TRAFFIC COUNT	44,000 VPD		

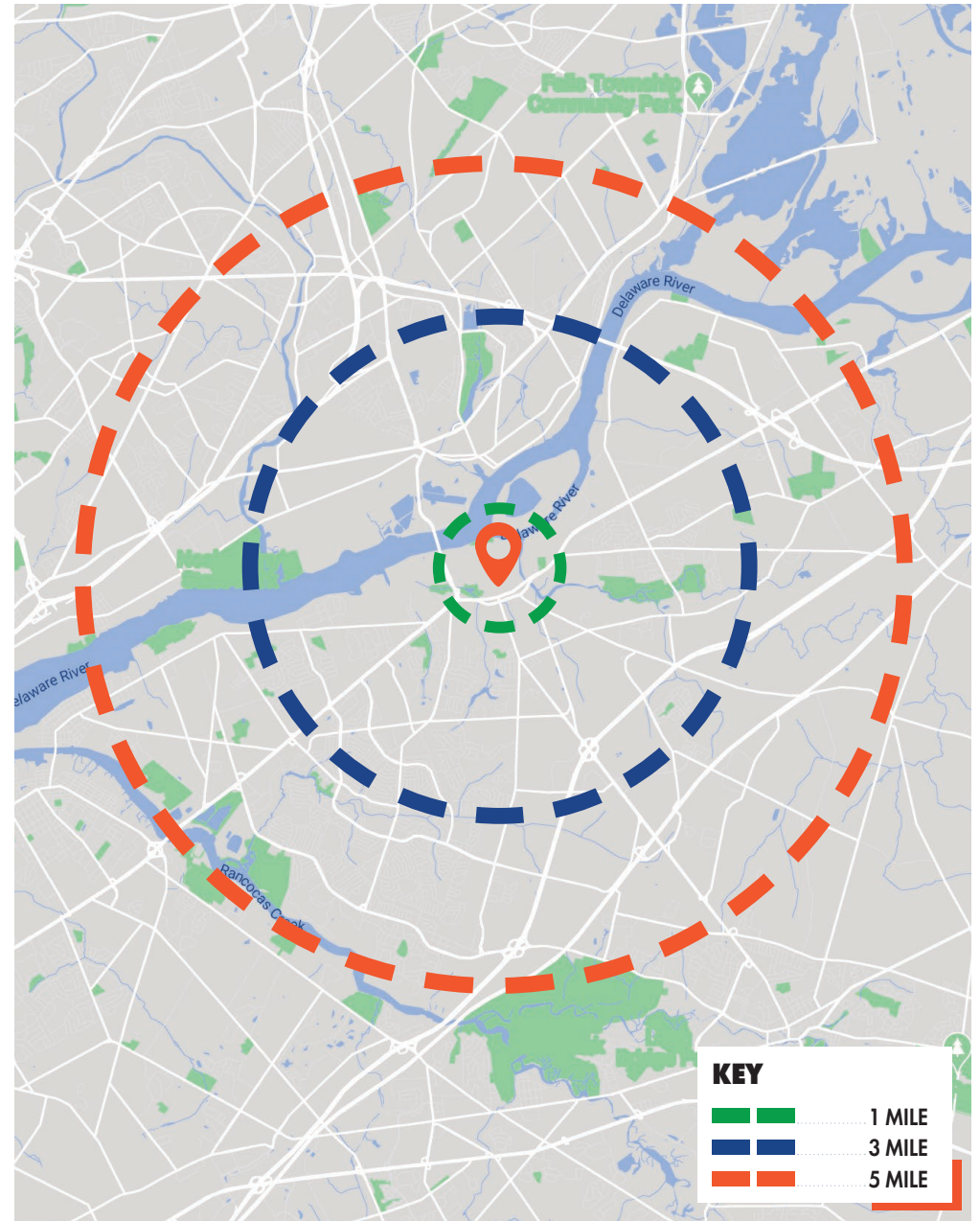
KEY DISTANCES

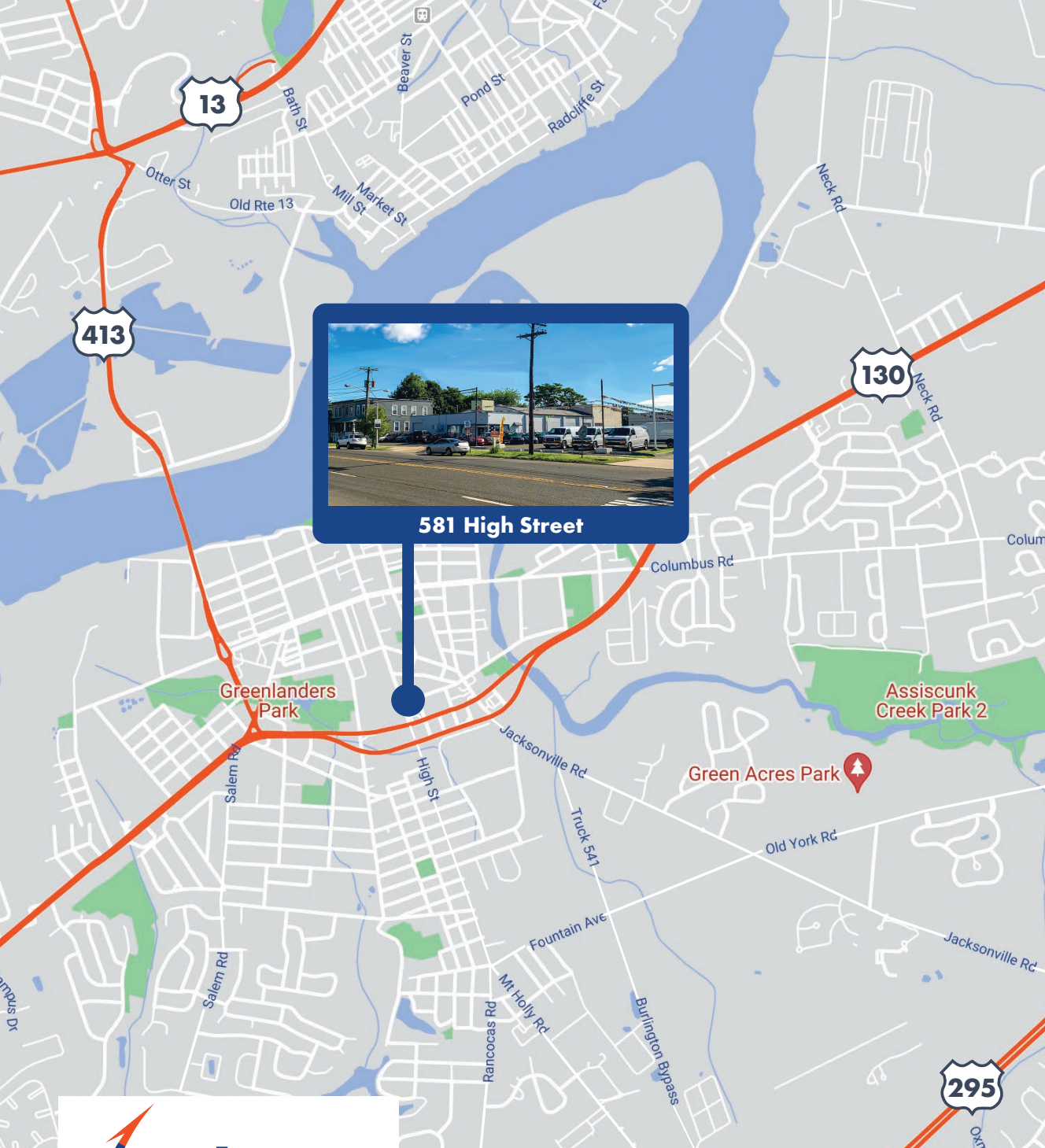
BURLINGTON-BRISTOL BRIDGE
2 MILE

I-295
2.9 MILES

US-13
3 MILES

PHILADELPHIA, PA
21 MILES





NEARBY AMENITIES

DINING

- Chef's Fish and Chicken
- City Steaks
- Curly's Ice Cream
- Domino's Pizza
- Dunkin'
- Il Portico Ristorante
- JB Bakery It's Always Just Baked
- KFC
- Amy's Omelette House Burlington
- Khara Tandoori Grill
- McDonald's
- South Wah Chinese
- Villa Rose Restaurant & Pizza

RETAIL

- 130 Liquor
- AC Vintage Clothing
- BC Auto & Tire Center
- Billows Electric Supply
- Burlington Chevrolet
- Burlington Cleaners
- Burlington Nutrition
- Burlington Shell
- Davis Honda
- Ferguson Plumbing Supply
- Superior Auto Wholesalers
- The Hair Factory
- Vincent's Company
- Walgreen's



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