

Bordentown | New Jersey
18-22 US Highway Route 130

6.87 AC | High-Visibility Commercial / Industrial Opportunity

42,615 SF

Call's Home
Improv
2021
Taxes
\$54,412



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

For Sale \$5,830,000

For Lease: \$14 PSF/ NNN



Positioned along one of Central New Jersey's most heavily trafficked commercial corridors, this 6.87-acre industrial and retail property presents a rare opportunity for both tenants and investors to secure a highly functional, flexible, and strategically located asset. With over 42,000 square feet of existing improvements across four buildings, the property is ideally suited for a wide range of users seeking visibility, accessibility, and operational efficiency. Tenants will benefit from immediate highway exposure along Route 130, strong daily traffic counts exceeding 30,000 vehicles, multiple access points for seamless ingress and egress, and a layout that supports a variety of uses including contractor operations, distribution, light manufacturing, retail showroom, or outdoor storage. The combination of clear-span industrial space, drive-in loading, ample parking, and outdoor yard area creates an ideal environment for businesses that require both functionality and visibility in a growing and accessible market.



From an ownership perspective, the property offers compelling value as both an investment and an owner-user acquisition. The flexible CC (Community Commercial) and HC (Highway Commercial) zoning allows for a broad range of permitted uses including retail, restaurants, offices, service businesses, and highway-oriented commercial operations, with additional upside through conditional uses such as car washes, self-storage, vehicle sales, and garden or building supply operations. This zoning framework supports long-term adaptability and repositioning potential, while the site's size and layout allow for multiple income streams or phased redevelopment. With up to 75% impervious coverage permitted and multiple structures allowed on-site, an investor can maximize usability while maintaining flexibility for future expansion or reconfiguration. The existing improvements provide immediate cash flow potential, while the location and zoning create a clear path for value-add strategies, redevelopment, or long-term hold.

Surrounded by a dense and growing population base, strong household incomes, and proximity to major transportation infrastructure including the New Jersey Turnpike, I-195, Route 206, and Route 1, the property is ideally positioned to serve both local and regional demand. Its proximity to rail, ports, and airports further enhances its appeal for logistics, service, and trade-based businesses. Whether leased to a single user, divided among multiple tenants, or repositioned as a modern commercial hub, 18-22 Route 130 represents a rare opportunity to acquire or occupy a highly visible, adaptable asset in a supply-constrained corridor with strong long-term fundamentals.



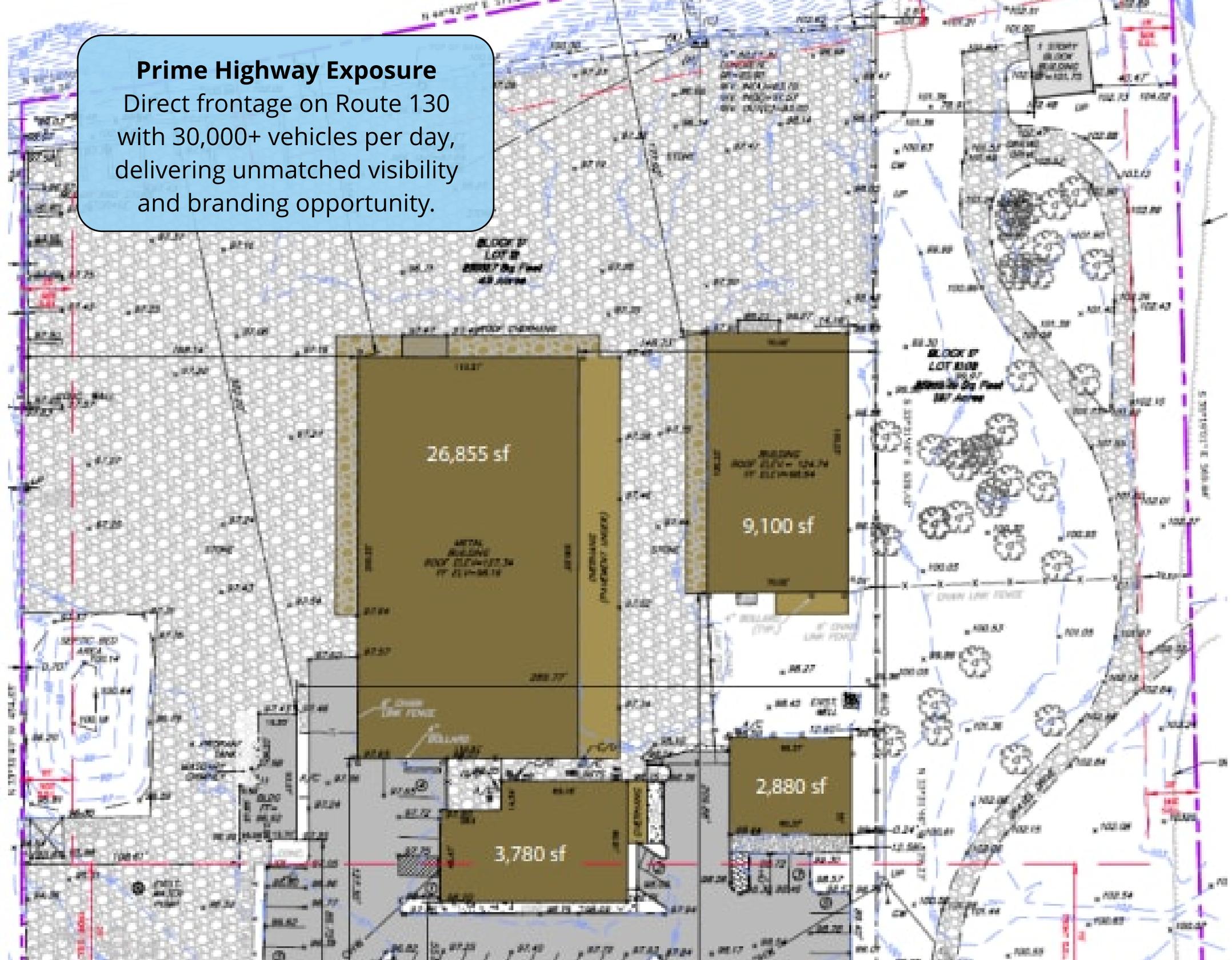
SITE
18-22 US 130

HAMILTON MARKETPLACE
incl. Barnes & Noble, Bed Bath & Beyond, BJ's, Kohls, Michaels, Modell's, Old Navy, Pearle Vision Center, ShopRite, Staples, Ulta,

18-22 STATE HIGHWAY 130
Bordentown Township
Burlington County, New Jersey 08620

Prime Highway Exposure

Direct frontage on Route 130 with 30,000+ vehicles per day, delivering unmatched visibility and branding opportunity.



High-Level Zoning Synopsis (Investor / Developer Friendly)

Strong Commercial Flexibility with Highway Exposure

The CC / HC zoning designation provides broad commercial usability, making the property highly attractive for a wide range of retail, service, and highway-oriented uses.

Key Advantages

- Retail, restaurant, and service uses permitted by-right
- Highway commercial zoning supports traffic-driven businesses
- Ability to develop multi-tenant or mixed-use commercial projects
- Shopping centers and auto uses allowed in HC zone
- High impervious coverage (75%) allows dense site utilization
- Relatively flexible building configurations with multiple structures permitted

Development Upside

Significant value-add potential through:

- Re-tenanting retail
- Expanding commercial footprint (within FAR limits)
- Adding higher-yield uses (restaurants, service retail, etc.)
 - Conditional uses allow for:
 - Self-storage
 - Car wash
 - Childcare
 - Utility or specialty uses

Bottom Line

This zoning supports a strong, highway-oriented commercial asset with flexibility for:

Retail strip centers, Service retail hubs, Restaurant clusters, Automotive-related uses, Mixed commercial development

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

Multi-Tenant or Owner-User Opportunity

Ability to occupy, lease, or reposition
for multiple income streams and
long-term value creation.





Lisa Beatrice
Real Estate Salesperson
Office: 201-904-2085
Cell: 973-207-3564
lbeatrice@christiesrealestategroup.com



Bryan Lanza
Director of Commercial, Licensed Associate Real Estate
Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

