

0.543 AC PAD SITE
RETAIL REDEVELOPMENT OPPORTUNITY



**4412 ROUTE 130,
WILLINGBORO, NJ 08046**

MORE INFORMATION

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PROPERTY SPECS

ZONING	B-1
LOT SIZE	0.543 AC
BUILDING SIZE	2,468 sqft

TRAFFIC COUNT

Burlington Pike	37,129 VPD
Van Sciver Pkway	9,765 VPD

DEMOGRAPHICS



RADIUS	POPULATION	MEDIAN HOUSEHOLD INCOME
1 MILE	22,100	\$82,300
3 MILE	122,000	\$83,500
5 MILE	296,000	\$86,500

Property Highlights

- Existing auto repair shop with three drive in car garages
- Redevelopment opportunity in Primary Business District Zoning
- Located on intersection with high daily car traffic on Burlington Pike and Van Sciver Parkway
- Densely populated area within 5 mile radius

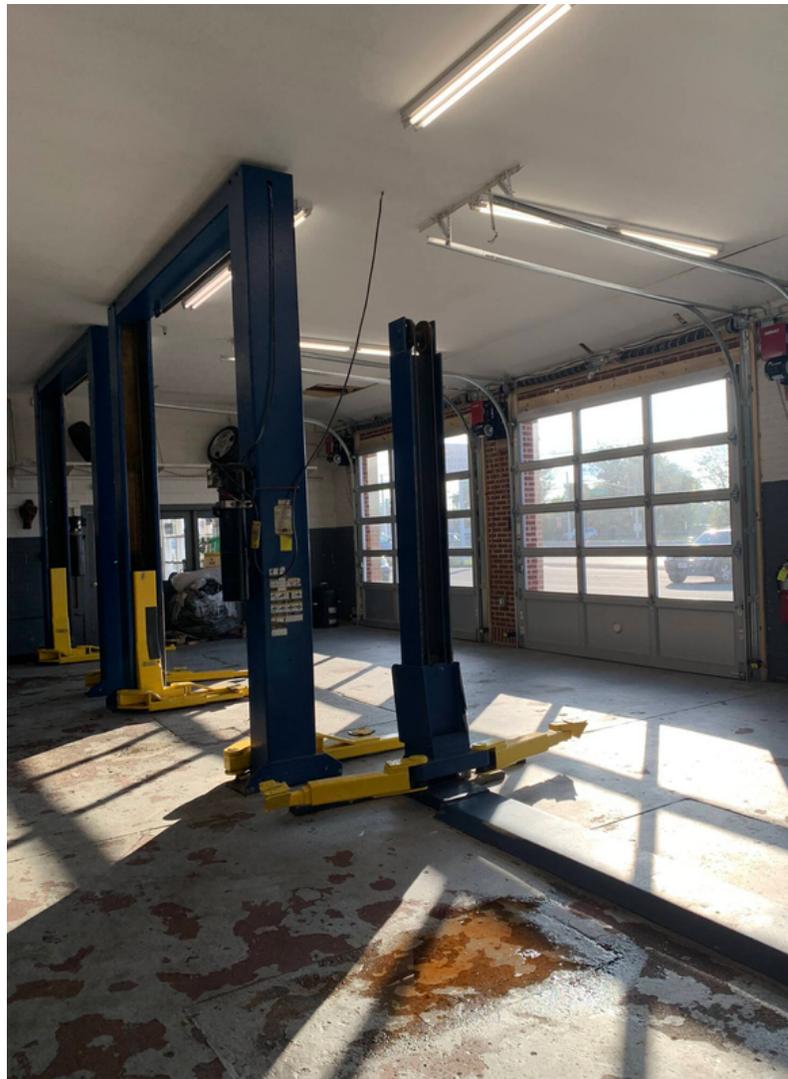
Zoning Use - Willingboro Township

§ 370-50 Permitted uses.

The following uses are permitted in the B-1 District:

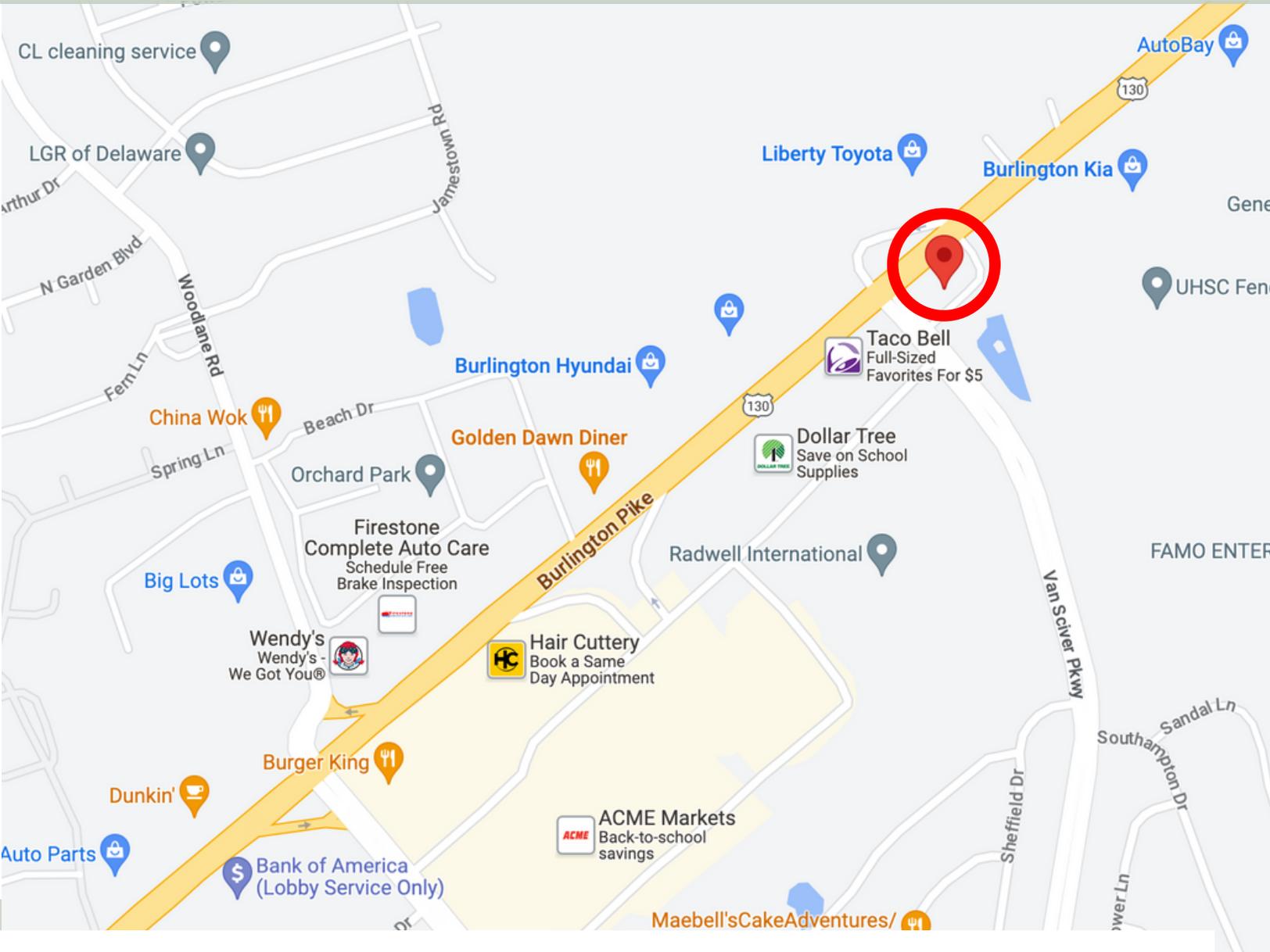
- A. Shopping centers, stores, shops, markets where goods are sold or personal services are rendered that are clearly incidental to the retail business being conducted, provided:
 - (1) That all goods or products fabricated or processed incidental to such use shall be sold at retail on the premises.
 - (2) That fabricating or processing done on the premises shall be done by not more than three persons so employed at any one time, except in case of bakeries or dry-cleaning establishments where five persons may be so employed at one time.
 - (3) That the fabricating or processing shall be confined to the first floor and basement of the premises, and that no supplies, materials or goods are stored outdoors.
- B. Business and professional offices, office suite centers, banks and fiduciary institutions, health care and physical therapy facilities.
- C. Restaurants.^[1]
[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- D. Mortuary or funeral homes.
- E. Theaters and cinema complexes.
- F. Recreational uses approved by the Planning Board.
- G. Governmental buildings, including libraries, recreation centers, facilities for accredited community colleges, colleges and universities, parks and playgrounds.
- H. Hotels/conference centers.
- I. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.
- J. Telecommunication and teleconferencing centers.
- K. Service establishments for the repair of household items, including electrical appliances, fixtures and plumbing and heating equipment.
- L. Motor vehicle service stations.
- M. Model home exhibits and sales offices.
- N. Laboratories of any of the following types: biological, chemical, dental, electronic, pharmaceutical, and/or general.
- O. Light manufacturing uses which involve only the processing, assemblage or packaging of previously prepared or refined materials, but limited to the following uses:
 - (1) The assemblage of component parts to produce light machinery such as carburetors and small machine parts; cash registers; sewing machines; and typewriters, calculators, printing and other office machines; baby carriages; bicycles; furniture; musical instruments; and toys.
 - (2) Other permissible industries comprising any of the following: electronic products; motion-picture exchanges; pharmaceutical products; printing plant; photo finishing; and jewelry manufacturing.
- P. Media production facilities, including film, radio, television, video, music recording, computer software, etc.
- Q. Direct mail facilities.
- R. Flexible or combined use facilities consisting of retail, light manufacturing, general and business offices and distribution.

Photos



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Aerial



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