

BURLINGTON NJ –SELF STORAGE DEVELOPMENT OPPORTUNITY

- ❖ 4520 S ROUTE 130, BURLINGTON TOWNSHIP, NEW JERSEY
- ❖ GLA 86,000 SF +,-
- ❖ THREE STORIES
- ❖ EASY ACCESS TO SITE
- ❖ SITE LOCATED ON TRAFFIC LIGHT INTERSECTION/JUGHANDLE



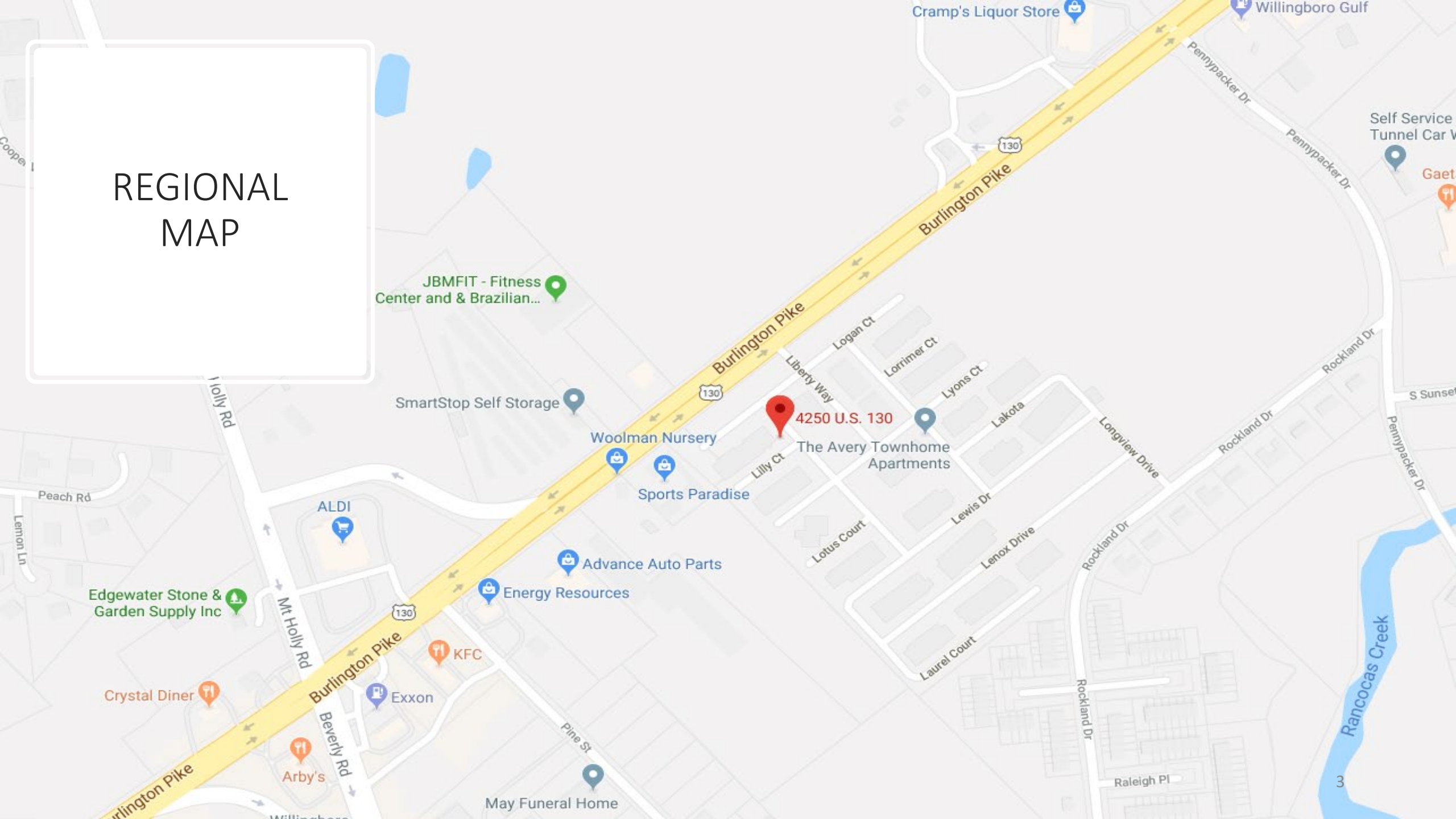
VARIANCE GRANTED

10/18/2023

FOR PROPOSED USE

- *Proposed (3) story facility; 28,650sf footprint; 85,950sf total leasable space*
- *Associated Bulk Variances on all sides of building satisfied*
- *Impervious coverage reduced from 97% to 55%*
- *Building distance from highway will remain the same but will eliminate front vestibule*
- *Current (6) curb cutouts will be reduced to (1) appealing DOT*
- *Hours of operation to be no longer than 6:00am to 10:00pm*
- *No Vehicle Storage*

REGIONAL MAP



JBMFIT - Fitness Center and & Brazilian...

SmartStop Self Storage

Woolman Nursery

Sports Paradise

4250 U.S. 130

The Avery Townhome Apartments

ALDI

Edgewater Stone & Garden Supply Inc

Advance Auto Parts

Energy Resources

KFC

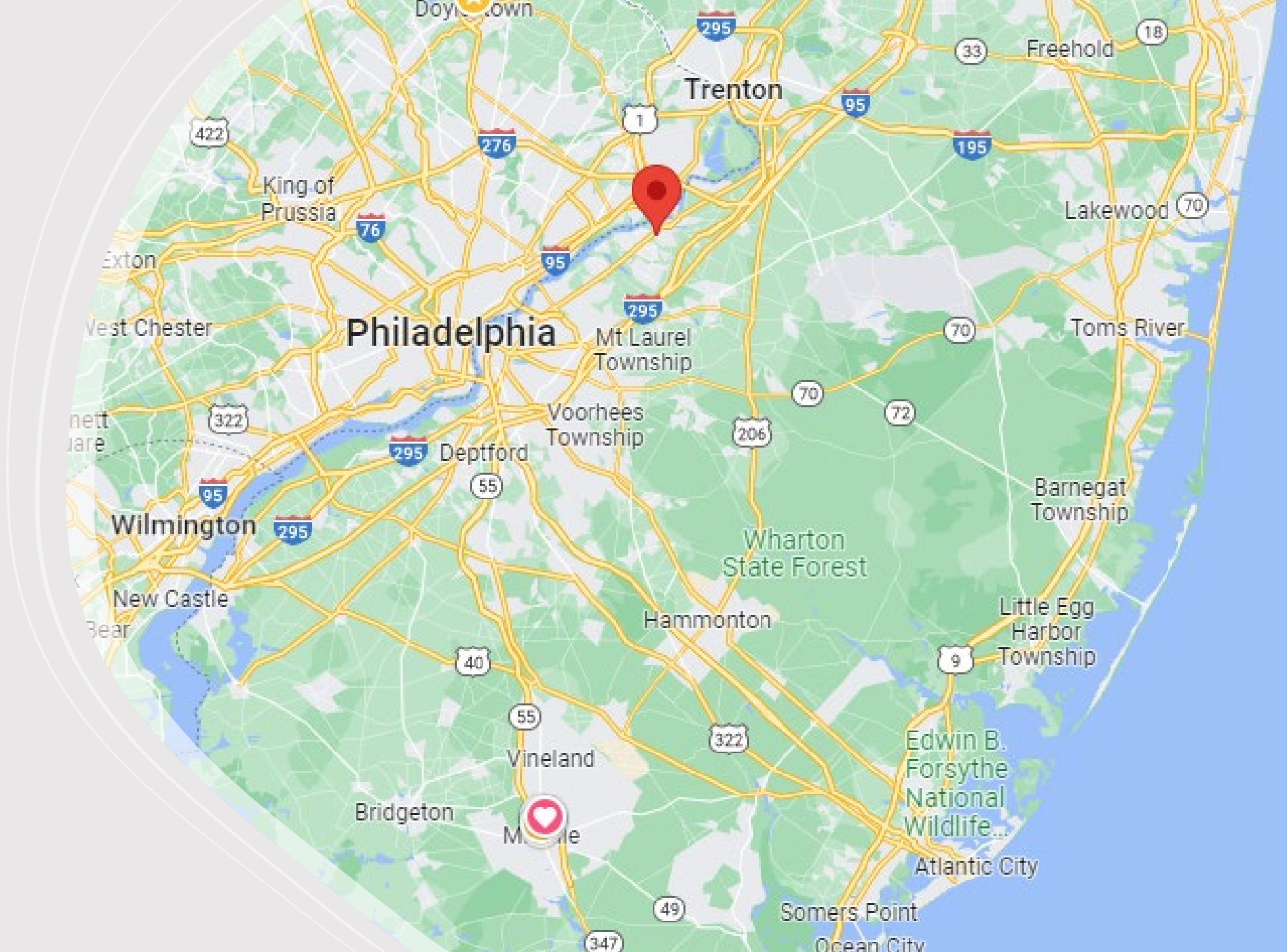
Exxon

Crystal Diner

Arby's

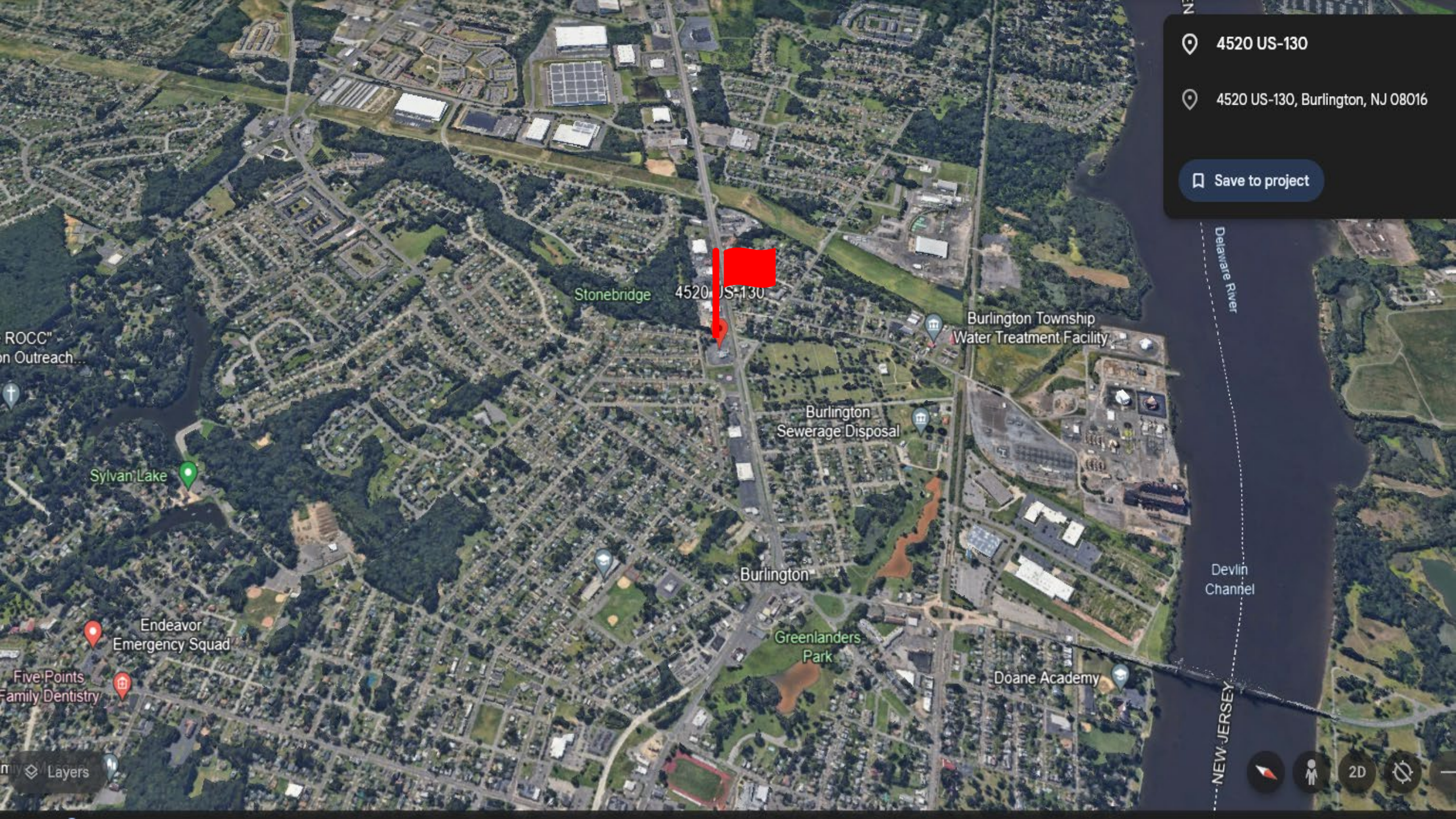
May Funeral Home

Rancocas Creek



COMPETITION





📍 4520 US-130

📍 4520 US-130, Burlington, NJ 08016

📌 Save to project

Stonebridge 4520 US-130

Burlington Township Water Treatment Facility

Burlington Sewerage Disposal

Burlington

Greenlanders Park

Doane Academy

Endeavor Emergency Squad

Five Points Family Dentistry

Sylvan Lake

Delaware River

Devlin Channel

NEW JERSEY

Layers





📍 4520 US-130

📍 4520 US-130, Burlington, NJ 08016

📌 Save to project

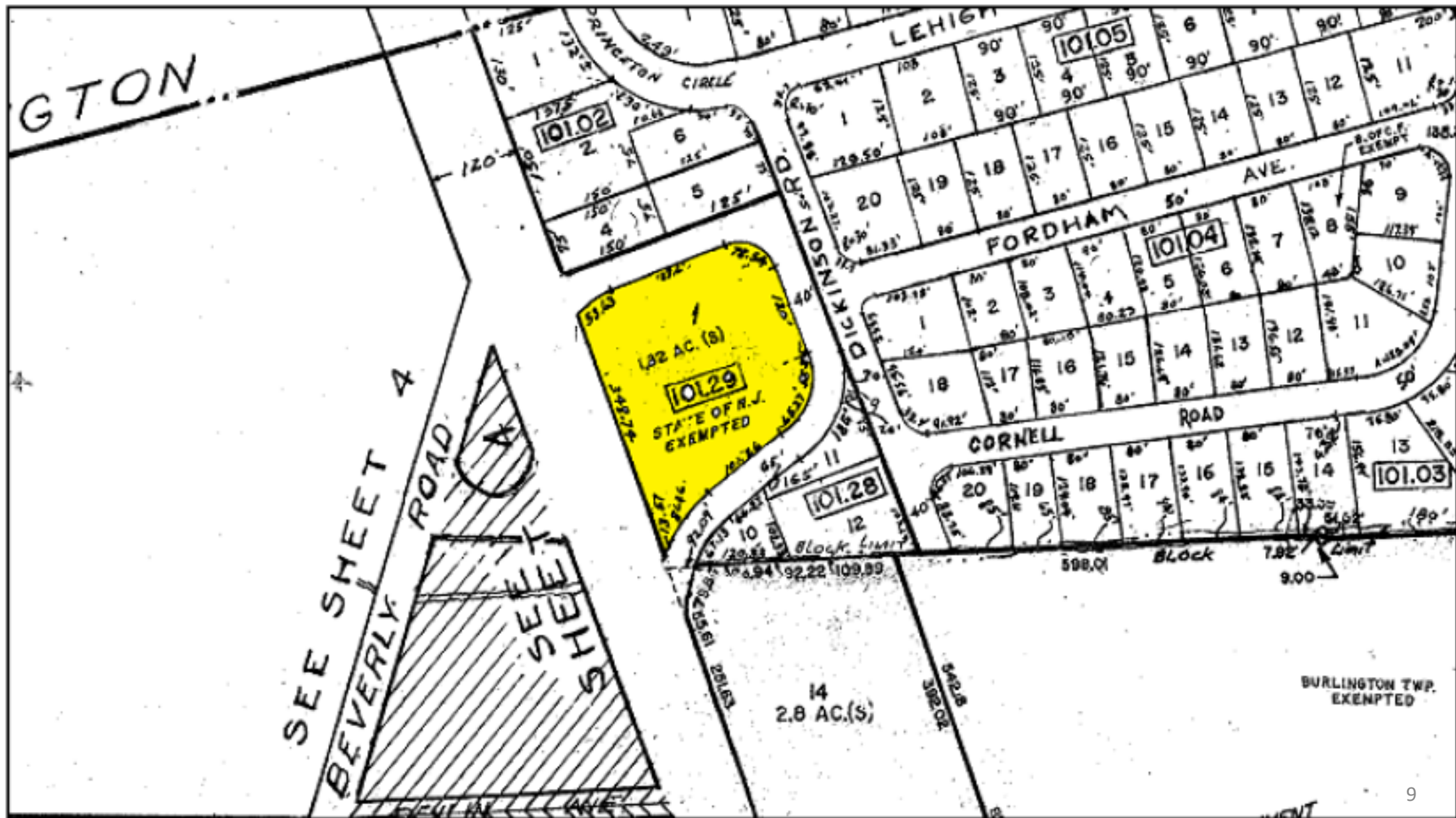
4520 US-130

Property Map

1.85 Acres

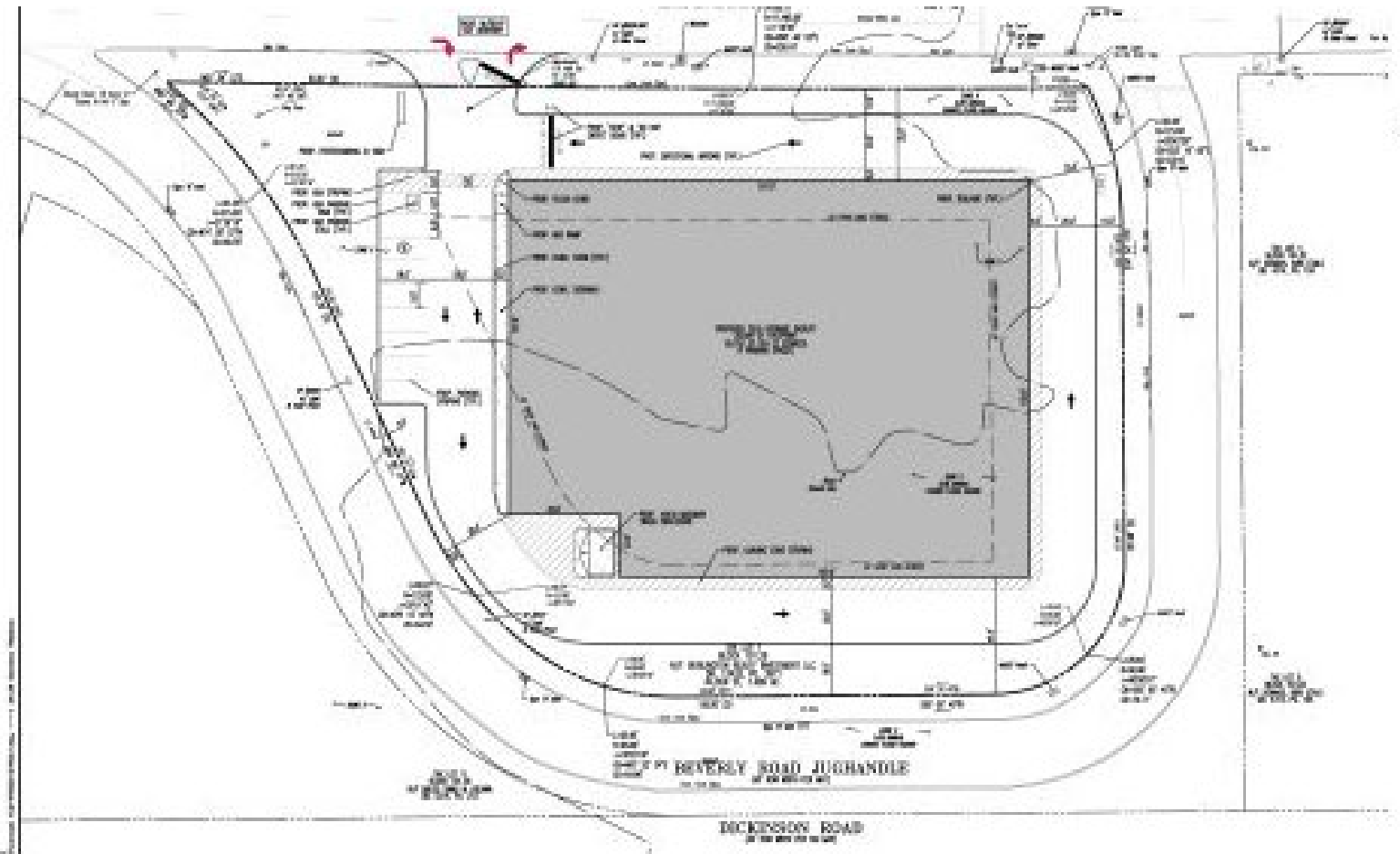


Subject Property Tax Map



CONCEPTUAL SITE PLAN





SEE SHEET 2 OF 2 FOR SITE PLAN NOTES



D	DYNAMIC ENGINEERING	
	CONCEPTUAL SITE PLAN 'A'	
	PROJECT NO. _____	DATE _____

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. SEE SHEET 1 FOR GENERAL NOTES.



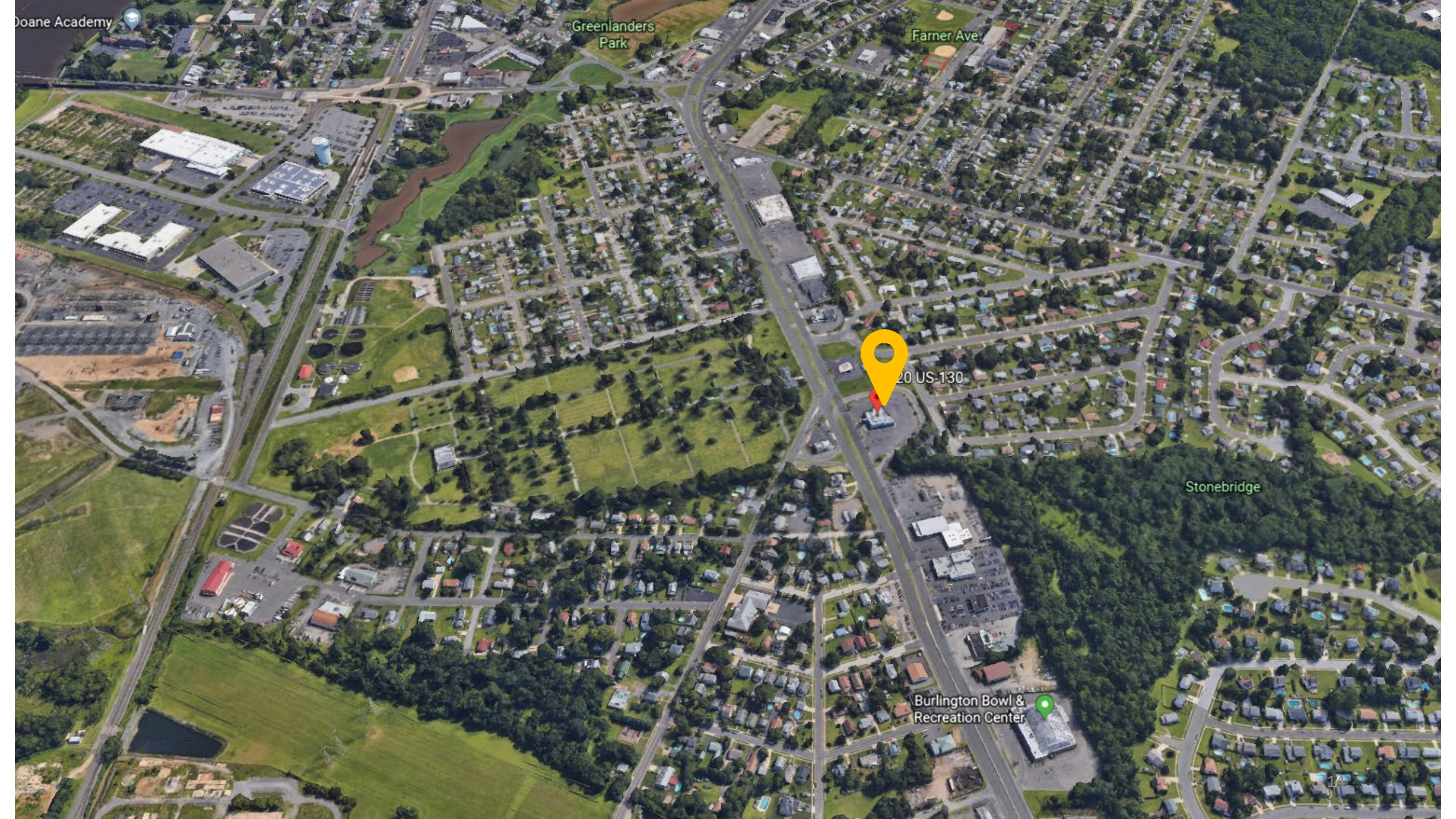
Burlington Township is a township in Burlington County, in the U.S. state of New Jersey. It is a suburb of Philadelphia and is part of the South Jersey region of the state. As of the 2020 United States census, the township's population was 23,983 its highest decennial count ever and an increase of 1,389 (+6.1%) from the 2010 census count of 22,594, which in turn reflected an increase of 2,300 (+11.3%) from the 20,294 counted in the 2000 census. The township, and all of Burlington County, is a part of the Philadelphia-Reading-Camden combined statistical area and the Delaware Valley.

History

Burlington was formed as a town by the West Jersey proprietors and was interrelated to Burlington City during its early days. It was incorporated on February 21, 1798 by the Township Act of 1798, enacted by the New Jersey Legislature, as one of the initial group of 104 townships incorporated in New Jersey. Burlington City was reincorporated within the township as of March 14, 1851, at which time a portion of the township was annexed to the city. The township's name is a corruption of the English town of Bridlington.

Geography

According to the U.S. Census Bureau, Burlington township had a total area of 14.02 square miles (36.32 km²), including 13.45 square miles (34.83 km²) of land and 0.58 square miles (1.49 km²) of water (4.10%). Unincorporated communities, localities and place names located partially or completely within the township include Deacons, Fountain Woods, Springside and Stevens. The township borders Burlington City, Edgewater Park, Florence Township, Springfield Township, Westampton Township and Willingboro Township in Burlington County; and both Bristol and Bristol Township across the Delaware River in Pennsylvania.



Doane Academy

Greenlanders Park

Farner Ave

20 US-130

Stonebridge

Burlington Bowl & Recreation Center

ECONOMIC DEVELOPMENT

Burlington Township has experienced accelerated development activity- some projects are in the next few slides.

Burlington Center Mall
2501 Mount Holly Road Burlington New Jersey



The Marketplace at Burlington will consist of a re-development of the existing Burlington Center Mall. Through this redevelopment, a magnificent open-air center will be created. The new Marketplace at Burlington will offer a welcoming atmosphere and will be the shopping, dining and entertainment hot spot for the Burlington community. The new space offers over 1.2 million square feet of gross leasable space.

ShopRite comes to Burlington



The revitalization of the 40-year-old Kmart shopping center with Chick-fil-A and **ShopRite** has prompted the Burlington County Engineering Department and county planning board to approve a new traffic signal at a new two-way entrance to the center.

With the opening of ShopRite, there will be three major grocery stores within a few hundred yards of one another.

1 MILLION SF AMAZON FULLFILLMENT CENTER

Officials in both Burlington City and Burlington Township say the project would create 250 construction jobs and bring both 600 permanent jobs, many described as “higher-paying,” and 300 seasonal jobs for a 24-hour mail order and shipment operation.





The 400,000-square-foot, built-to-suit facility for Destination Maternity at Whitesell's Haines Center, Burlington and Florence townships.

Lidl also is planning a 36,000-square-foot store on Route 541 in Burlington Township at the former Mattson's Family Market.





DOWNTOWN REDEVELOPMENT PLAN



The planned clubhouse for “Lennar at Rancocas Creek” on Smithville Road.



“Lennar at Rancocas Creek” includes 452 age-restricted homes consisting of 334 single family dwellings and 118 duplex dwellings, 15,500 square feet of commercial space, a 10,500 square foot clubhouse, 1,500 square foot pool and a variety of additional recreation areas. The 148 acre property is located on the northbound side of Smithville Road between Woodlane Road and Monmouth Road. Lennar is tentatively scheduled to be heard by the Land Use Planning Board for final major subdivision approval and final site plan approval in October.

LENNAR



The site plan centers on a village green defined by 68 “stacked” town home units and includes a clubhouse, pool and amenity area. The surrounding development consists of 182 town home units connected by a traditional network of tree-lined streets and a pedestrian greenway network of walks, public amenities and recreation area



The planned front elevation of "Eastampton Place" along Woodlane Road.

Fieldstone Associates, LLC Receives Land Use Planning Board Approval for a Mix-Used Project on Woodlane Road. "Eastampton Place" consists of 5 buildings totaling approximately 199,000 square feet, including 5,600 square feet of commercial space and 140 rental units ranging from 1,000 to 1,350 square feet each. The 3-parcel property, most of which was formerly a junkyard, is located adjacent to the existing CVS pharmacy. Site clearing has begun, construction is scheduled to begin in October and occupancy is scheduled to begin in May of 2017. P



The **Rowan College at Burlington County** Board of Trustees has awarded a \$25.4 million contract to Terminal Construction Corp. of Woodridge to construct the 78,000-square-foot success center. The firm submitted the lowest bid for the contract, which also calls for completion of the College Circle loop road through the campus and a new parking lot for 320 cars. Completion is scheduled for fall 2017



The \$35 Million project, years in the making, calls for 184 market-rate apartments and nearly 8,000 square feet of retail or restaurant space. The property is bounded by Pearl Boulevard and High, East Pearl and Stacy streets in Burlington City.

Freeholders authorize \$1 Million Economic Development Loan to McCollister's Transportation Group

Burlington County Freeholder Director Bruce Garganio announced today that the Freeholder Board has authorized a \$1 million Route 130 interest-free revolving loan to McCollister's Transportation Group during their Wednesday, August 23, 2017 public meeting.



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