

LEASE- “The Shoppes at Mallard Creek”

**2144 Route 130 (North), Florence Twp.,
Burlington County, NJ 08505-4628**



**Retail space available in
“The Shoppes at Mallard Creek”**
**Well established, modern retail
center abuts Mallard Creek
residential housing development**

One 1,350 SF space available in this vibrant + 26,000 sq. ft. retail shopping center located on high-traffic Route 130 between Bordentown Township and Columbus Township. The center offers outstanding site prominence, abundant parking, great tenant signage and competitive lease rates.

Join Other Tenants: Hiya's Salon & Spa, RR&J Halal Grocery, Asian House Restaurant, NovaCare Outpatient Rehabilitation, La Femme Spa & Nails, Kumon Learning Center, Burlington Design Center, Kaleidoscope Academy

Also Available: Pad Site

- 3,844 SF pad site fully approved for a wide range of uses
- Lease Rate: \$90,000/yr.
- Will build to suit

EASY ACCESS to Rt. 130 near Florence Train Station, NJTP Exit #6, I-295, Rt. 206 and Rt. 38

Offered exclusively by:

*Joseph R. Ridolfi & Associates, LLC
Commercial Realtors*

Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

Email: ridolfi@ridolfi-associates.com

Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



2023 Demographics	1 Mile	3 Miles	5 Miles
Median HH Income	\$77,283	\$73,859	\$59,938
Housing Units	1,417	8,032	37,035
Total Population	3,644	21,413	93,027

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

FOR LEASE

“The Shoppes at Mallard Creek”

2144 Route (North)

Florence Twp., Burlington County, NJ

Location: **2144 Route 130 (North), Florence Township,
Burlington County, New Jersey**

Available: **Suite #16 1,350 SF**

Lease Rate: **\$16.50/SF
3% increase years 2 and 4**

Lease Term: **5 years**

CAM Charge: **\$7.00/SF**

TIA: **\$15/SF – 5 or more years**

Parking: **Abundant, parking lot**

Also Available: **3,844 SF pad site
Lease rate \$90,000/year
Will build to suit**



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The Shoppes at Mallard Creek

Available For Lease

2144 Route 130 North, Lot 2
Block 166.12, Florence Township
HC-Zone, Bordentown
New Jersey 08505



Offered exclusively by:

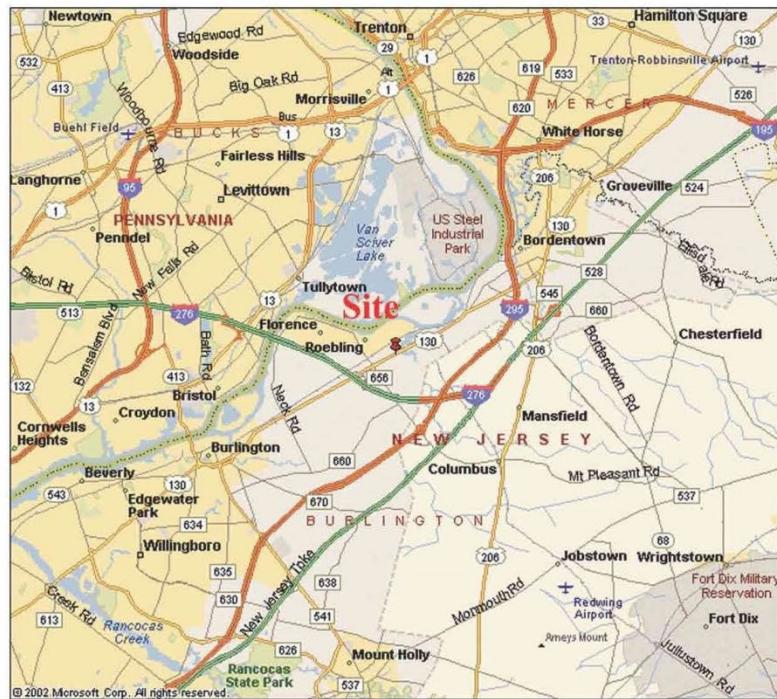
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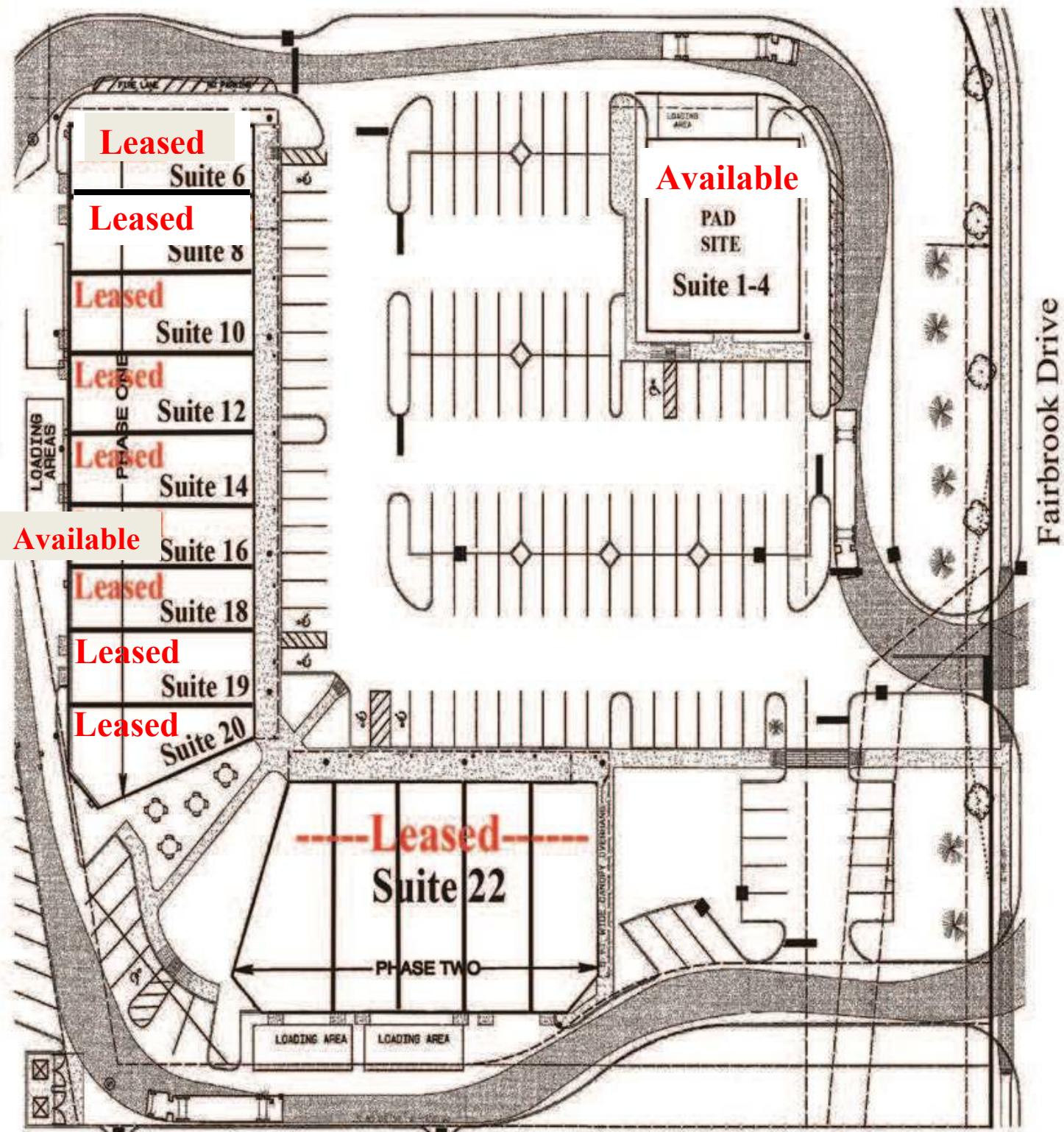
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2144 Route 130 North
Florence Township, Bordentown, NJ 08505



The Shoppes at Mallard Creek

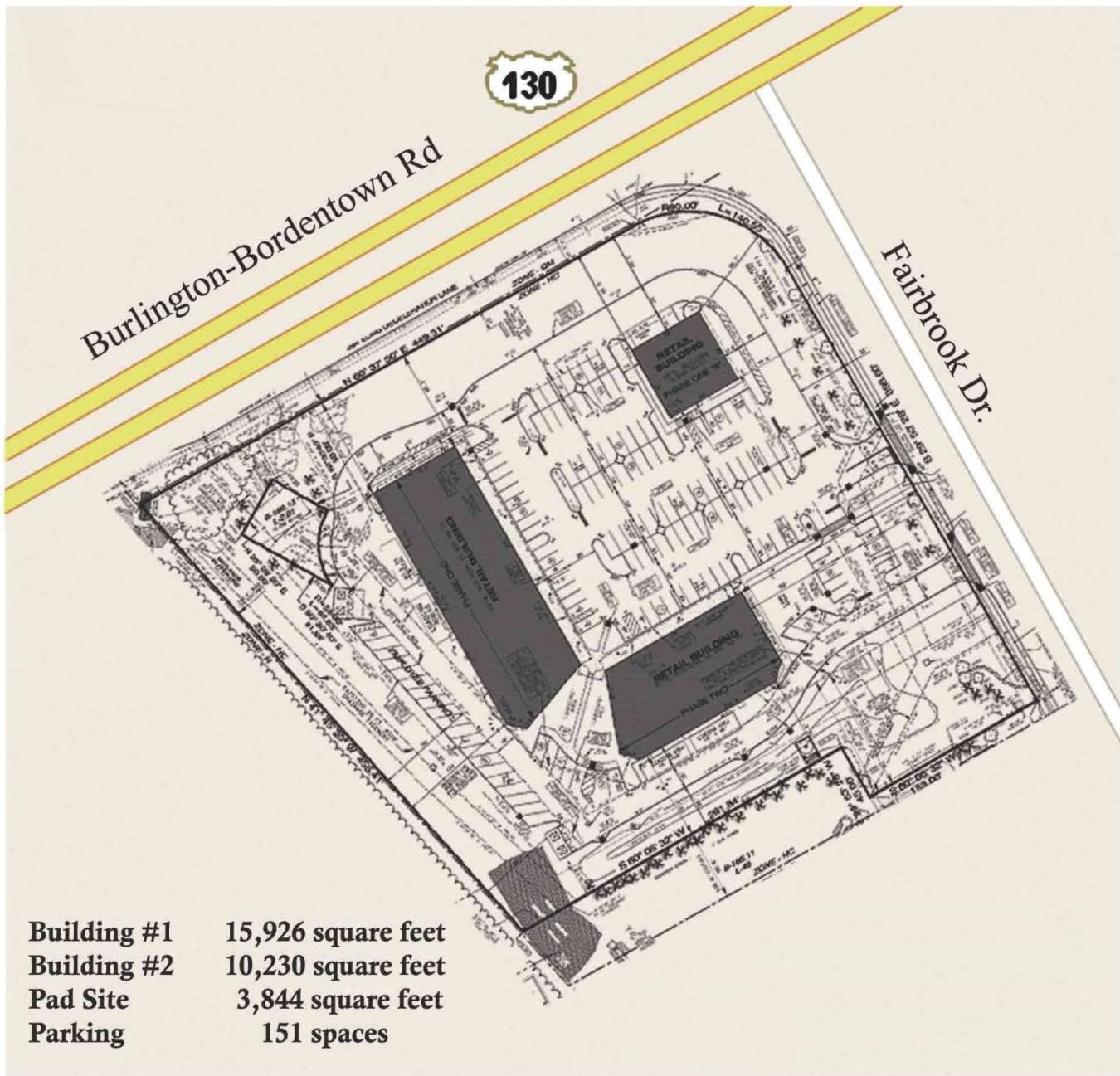
Suite # 6	Hiya's Salon & Spa
Suite #8	RR&J Halal Grocery
Suite #10	Asian House Restaurant
Suite #12	NovaCare Outpatient Rehabilitation
Suite #14	La Femme Spa & Nails
Suite #16	<i>Available</i>
Suite #18	Kumon Learning Center
Suite #20	Burlington Design Center
Suite #22	Kaleidoscope Academy



Pad Site
3,844 sq. ft.
Available

Route 130 (Between CR 659 & Outlys Ln) 23490 Vehicle Per Day (NJDOT)

Call for a copy of more complete demographic information.



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. **THE PROSPECTIVE BUYER/TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.**

The Shoppes at Mallard Creek

Available Suite & Pad Site



- Florence Township Premier Center
- Prime Location
- Competitive Rental Rates
- Suite 16 available July 2024
- Pad Site Available
- High Visibility
- Plenty of Parking
- Convenient location on Route 130



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