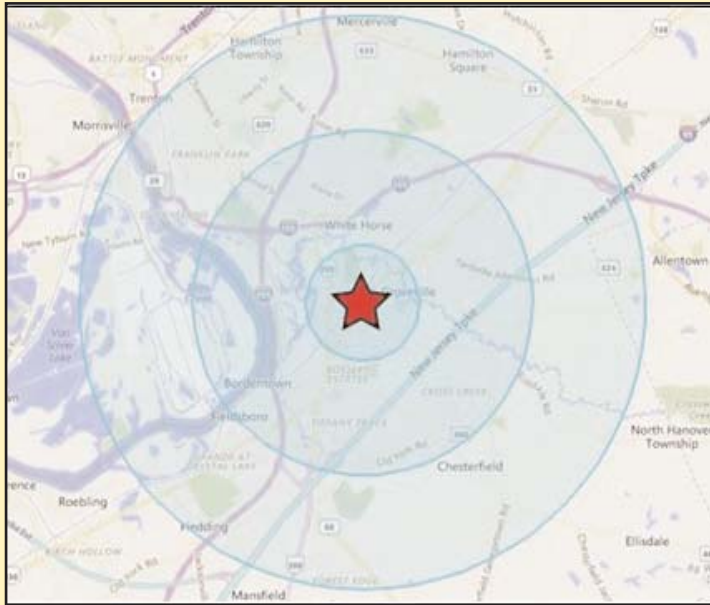


DEVELOPMENT OPPORTUNITY FOR SALE



EXCLUSIVE LISTING

60 ROUTE 130
BORDENTOWN, NJ



DEMOGRAPHICS (2016)

Category	1 Mile	3 Mile	5 Mile
Population Estimate	6,962	50,243	139,684
Average HH Income	\$86,786	\$97,118	\$83,014
Consumer Expenditure	\$93,169	\$1,152,682	\$2,788,00
Total Vehicles Per Day	31,765		

Block 29 Lot 4.01

Total Land Size: 3.5 acres +/- with 233' of frontage on Route 130 South

Zoning: Highway Commercial

Permissible Uses: Retail, Office, Automotive, Hotel, Restaurants, Daycare

Sale Price: \$995,000.00

- Comments:**
- Site currently has full site design and approvals for 25,000 SF +/- 2 story office building, full plans available upon request
 - 3.5 acres +/- of frontage on Route 130 South
 - Approximately 2 miles from the route 295 Interchange

For Further Information, Please Contact:

Adam Rose (ext. 22)
(856) 985-9522
arose@rosecommercial.com

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