

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

2.64± ACRE PAD SITE

Available for Ground Lease or Build-to-Suit

2032 Route 130, Florence Township, Burlington County, NJ 08016

EQUITY RETAIL BROKERS

SITE PLAN



PROPERTY FEATURES & DETAILS

- Rare pad opportunity on Route 130
- 1/2 mile from NJ Turnpike Interchange #6
- Ideal for food use, retail, daycare, urgent care or gas/convenience
- Surrounded by over 10 million square feet of industrial / distribution space, including Target, BJ's, Amazon, Burlington, Subaru, Home Depot, H&M, and more
- Full access via Industrial Park entrance, plus right-in, right-out
- Over 31,000 vehicles per day on Route 130
- Zoned Highway Commercial, which allows for a variety of uses

CONTACT

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The right space. The right move.

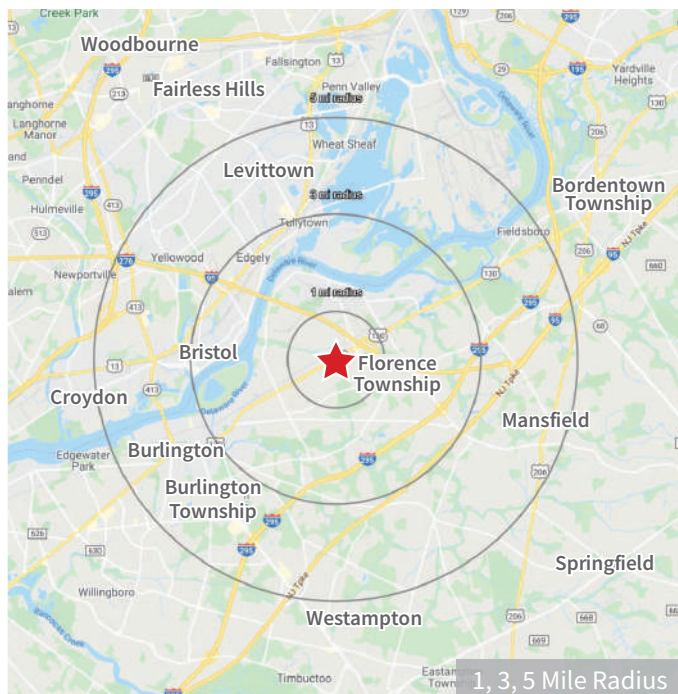
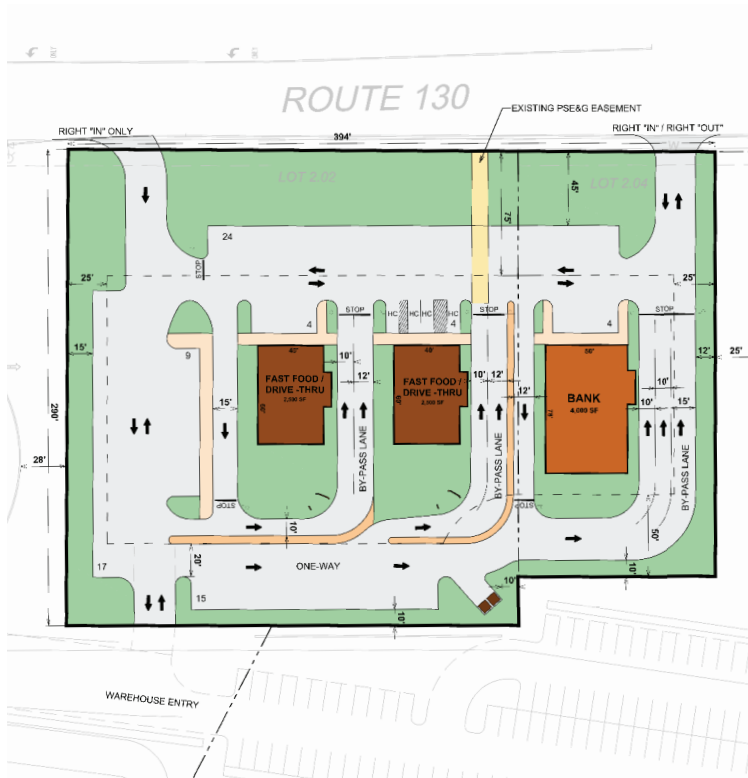
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CONCEPT PLANS



Demographics

	1 Mile	3 Miles	5 Miles
Population	1,210	34,414	112,631
Average HHI	\$148,421	\$96,153	\$94,040
Adj Daytime Demos (16 yrs+)	2,289	23,710	75,214

Demographic Data Source: Applied Geographic Solutions, 2020 (REGIS)



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PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT

2032 Route 130 | Florence Township, NJ

* Distribution Center



Aerial Source: Google Earth Pro & Traffic Count Source: NJ DOT ('17, '18)

Compliments of:

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