



HIGHLY VISIBLE BURLINGTON RETAIL PROPERTY AVAILABLE FOR SALE/LEASE



919 - 921 WEST ROUTE 130 | BURLINGTON, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)

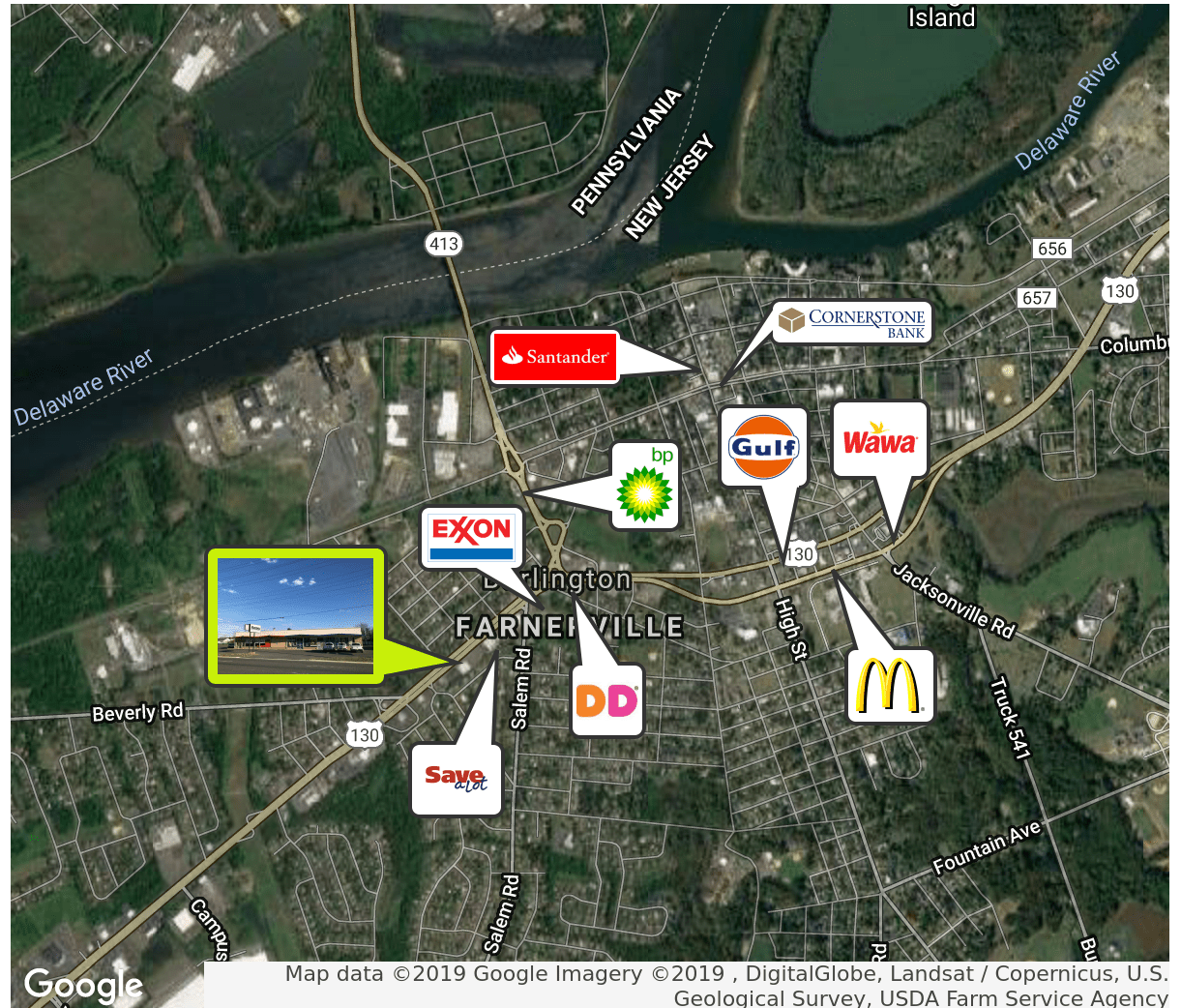


## PROPERTY DESCRIPTION

<b>Location</b>	919-921 West Route 130 Burlington, NJ 08016
<b>Size / SF Available</b>	Sale: 15,600 SF Lease: 9,100 SF
<b>Lease Price</b>	\$12.00/SF NNN
<b>Sale Price</b>	\$1,500,000
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Monument signage available on Route 130
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Highly visible retail location on Route 130</li> <li>• Large retail building with convenient access</li> <li>• Fastenal currently leases 6,500 SF providing income to an investor</li> <li>• Close proximity to the Burlington Bristol Bridge</li> <li>• 50+ parking spaces available</li> <li>• Well maintained property</li> <li>• Possible investment opportunity for</li> </ul>

## Contact Us

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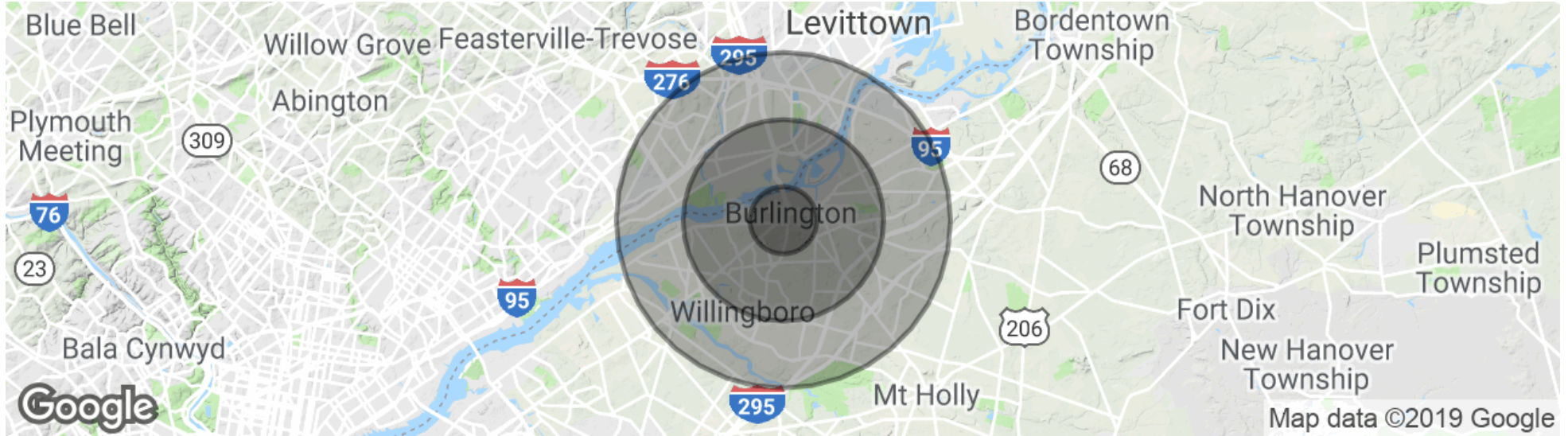


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DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,780	79,287	185,612
Median age	39.7	38.2	38.9
Median age (Male)	36.1	36.5	37.8
Median age (Female)	41.7	39.4	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,160	29,664	69,259
# of persons per HH	2.5	2.7	2.7
Average HH income	\$63,207	\$66,732	\$72,048
Average house value	\$267,576	\$241,952	\$252,700

\* Demographic data derived from 2010 US Census



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