



HIGHLY VISIBLE BURLINGTON RETAIL PROPERTY AVAILABLE FOR SALE/LEASE



919 - 921 WEST ROUTE 130 | BURLINGTON, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

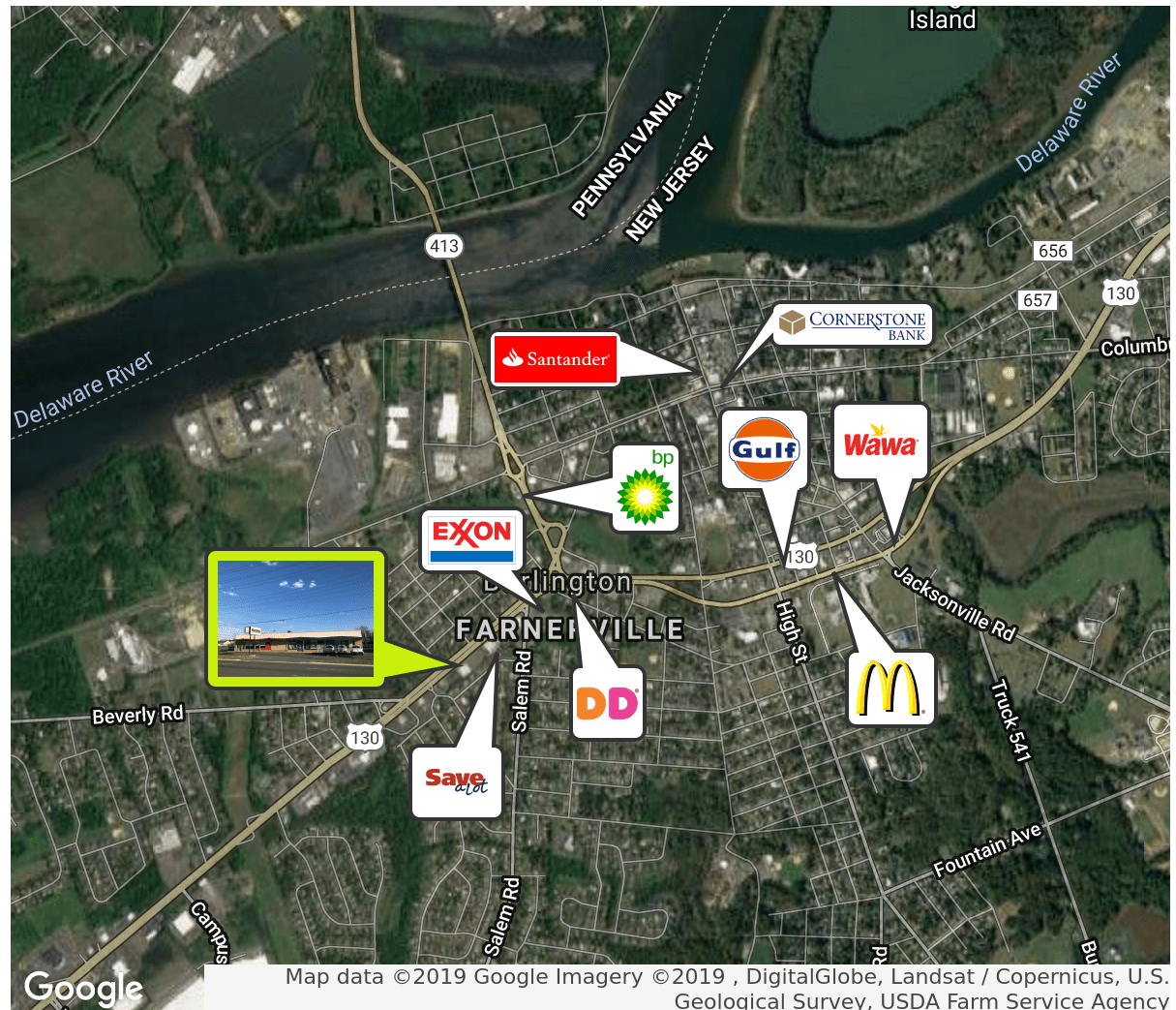


PROPERTY DESCRIPTION

Location	919-921 West Route 130 Burlington, NJ 08016
Size / SF Available	Sale: 15,600 SF Lease: 9,100 SF
Lease Price	\$12.00/SF NNN
Sale Price	\$1,500,000
Occupancy	Available for immediate occupancy
Signage	Monument signage available on Route 130
Property / Area Description	<ul style="list-style-type: none"> • Highly visible retail location on Route 130 • Large retail building with convenient access • Fastenal currently leases 6,500 sf providing income to an investor • Close proximity to the Burlington Bristol Bridge • 25 parking spaces available • Well maintained property • Possible investment opportunity for owner occupant/user or investor

Contact Us

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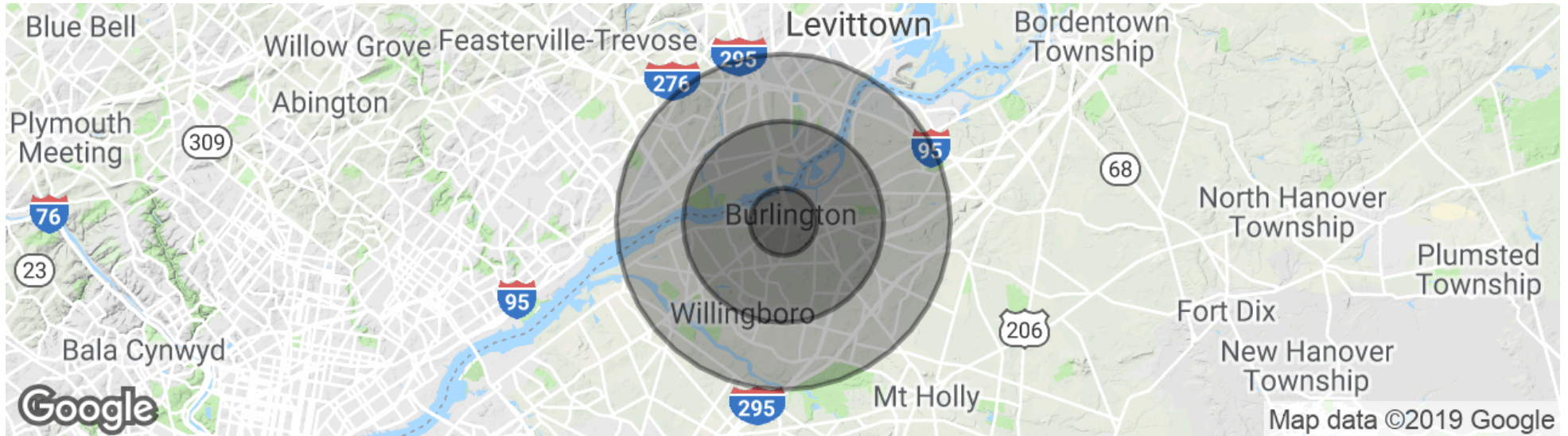


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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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