



217 ROUTE 130 NORTH | BORDENTOWN, NJ

COMPLETE HIGHLIGHTS



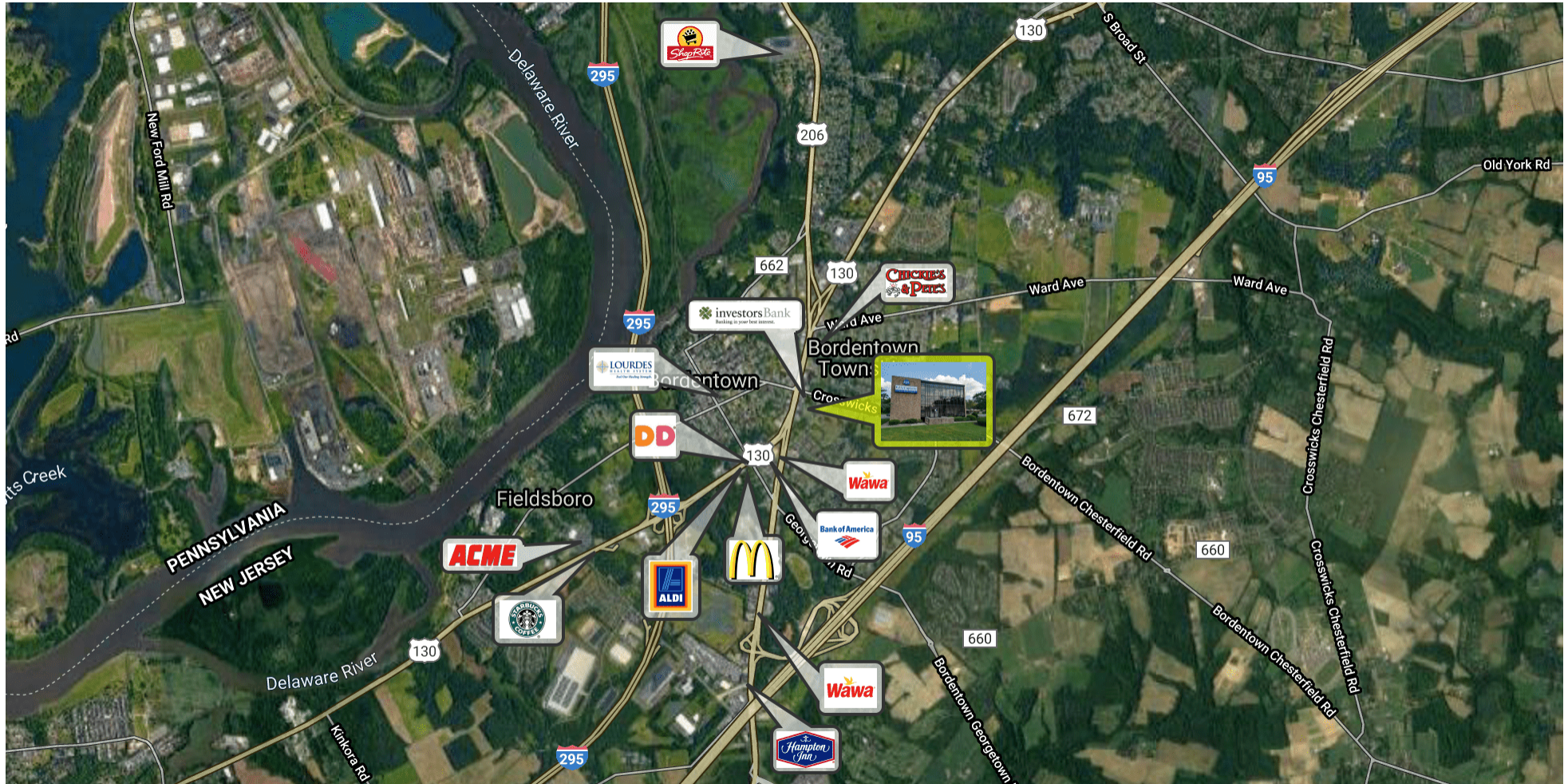
LOCATION INFORMATION

Street Address	217 Route 130 North
City, State, Zip	Bordentown, NJ 08505
Available SF	10,000 SF (5,000 SF/Floor)
Sale Price	\$1,250,000
Lease Price	\$14.00/sf Plus Taxes & Utilities

PROPERTY HIGHLIGHTS

- Sale/Leaseback Investment Opportunity
- Owner will entertain a sale with a partial lease-back. Specific lease-back terms are to be determined
- Impeccably maintained property
- Building and pylon signage available
- Abundant Parking
- Well maintained and landscaped property located in a densely populated area
- Convenient access to area shopping, hotels, and restaurants
- Frontage on Route 130 North, Bordentown, NJ
- Outstanding location offering easy access to Northern and Southern New Jersey
- 25 minute drive to Bucks County, PA, 45 Minutes to PHL International Airport & 55 minutes to EWR International Airport
- 2 Miles to New Jersey Transit River Line Light Rail Bordentown Station (Service to Camden and Trenton)
- 2 Miles to New Jersey Turnpike Exit 7 Interchange & 1.6 Miles to I-295 Interchange (Exit 57A)
- Numerous fast casual, upscale and fine dining options in Bordentown and within 5 mile radius
- Hamilton Marketplace Retail Power Center 5 miles North
- Parking lot recently re-striped & Restrooms recently renovated

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



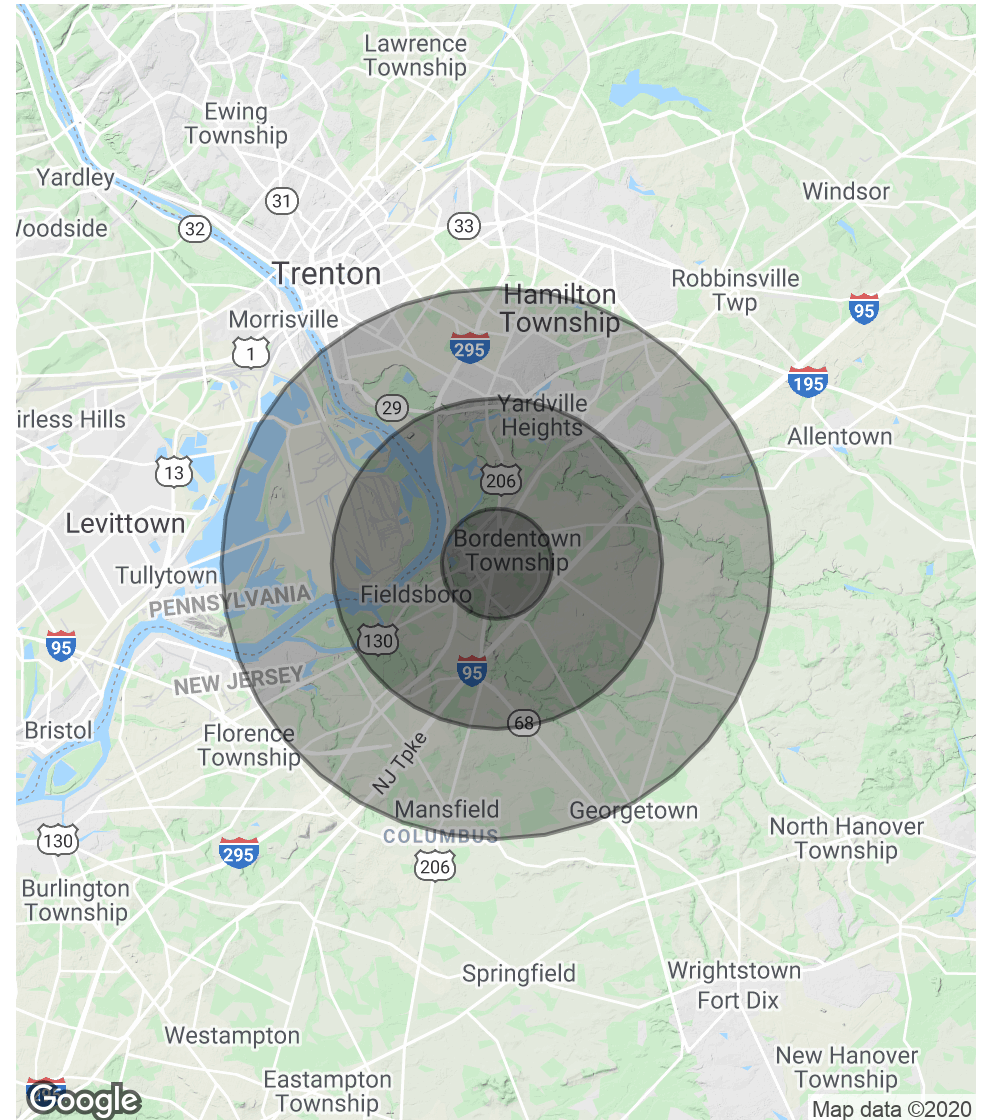
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,861	31,298	86,429
Average age	39.1	37.0	39.2
Average age (Male)	39.4	36.3	38.1
Average age (Female)	39.2	38.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,985	10,478	31,459
# of persons per HH	2.3	3.0	2.7
Average HH income	\$82,294	\$85,425	\$81,802
Average house value	\$341,691	\$336,781	\$312,762

* Demographic data derived from 2010 US Census



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