

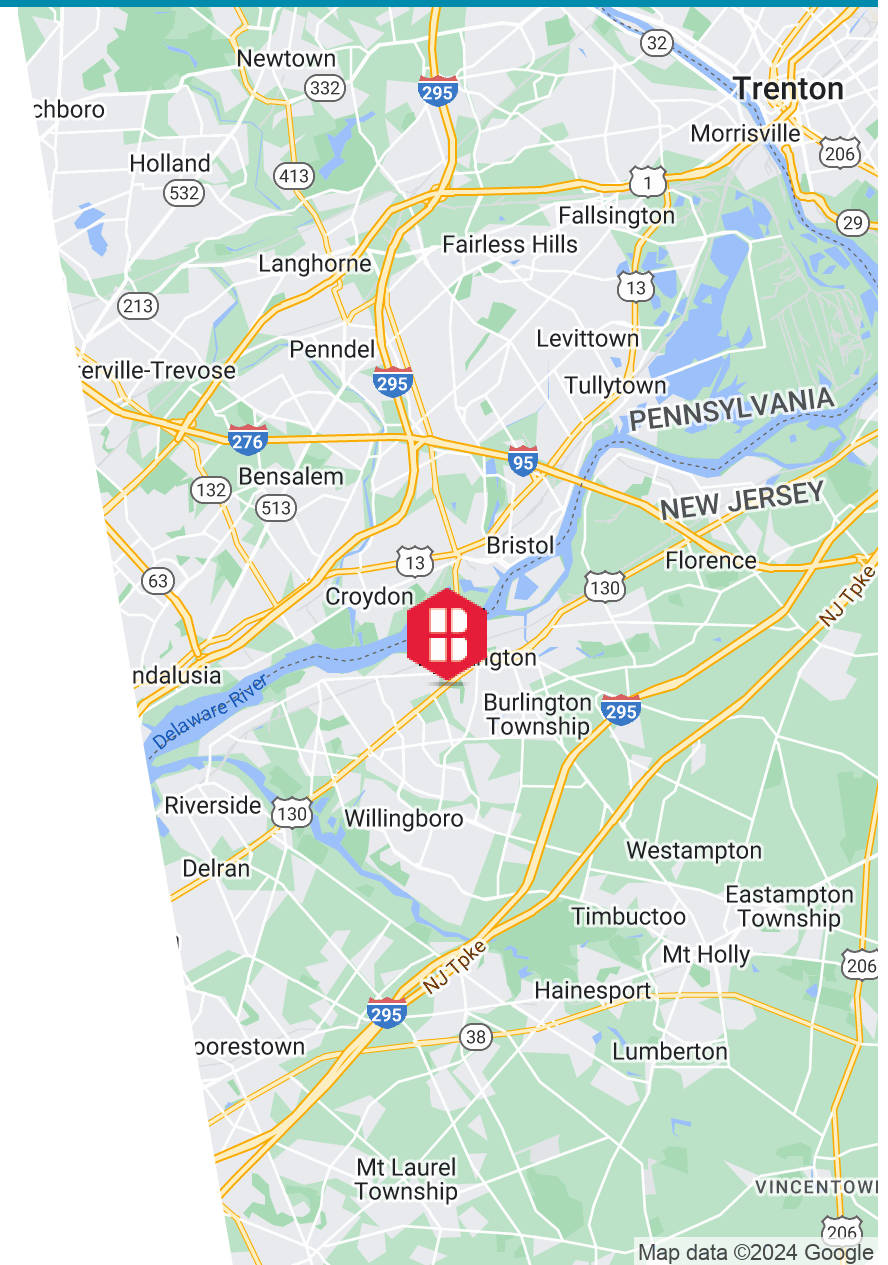
4482 ROUTE 130 S
BURLINGTON, NJ

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

7,800 SF
.67 Acres

PROPERTY HIGHLIGHTS

- **BUILDING SIZE:**
7,800 SF
- **LAND SIZE:**
.67 acres
- **OFFICE SHOWROOM:**
1,000 SF
- **CEILING HEIGHT:**
13' 4" – 14' 8" clear
- **PARKING:**
Seven (7) marked surface spaces
- **FRONTAGE:**
Approx. 100' (US Route 130)
- **AADT:**
~32,000 vehicles
- **ZONING:**
B-2 (Highway Business) - Burlington Township
- **LOADING:**
Six (6) drive-in doors:
One (1) 10' x 8' drive-in door
One (1) 12' x 10' drive-in door
One (1) 13' x 12' drive-in door
Three (3) 7' x 8' drive-in doors
- **LOCATION:**
Superbly located along US Route 130 in Burlington Township, providing easy access to Burlington & Camden Counties, I-295, and the Burlington-Bristol Bridge
- **PUBLIC TRANSPORTATION:**
Served by NJ Transit Bus Route 418



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

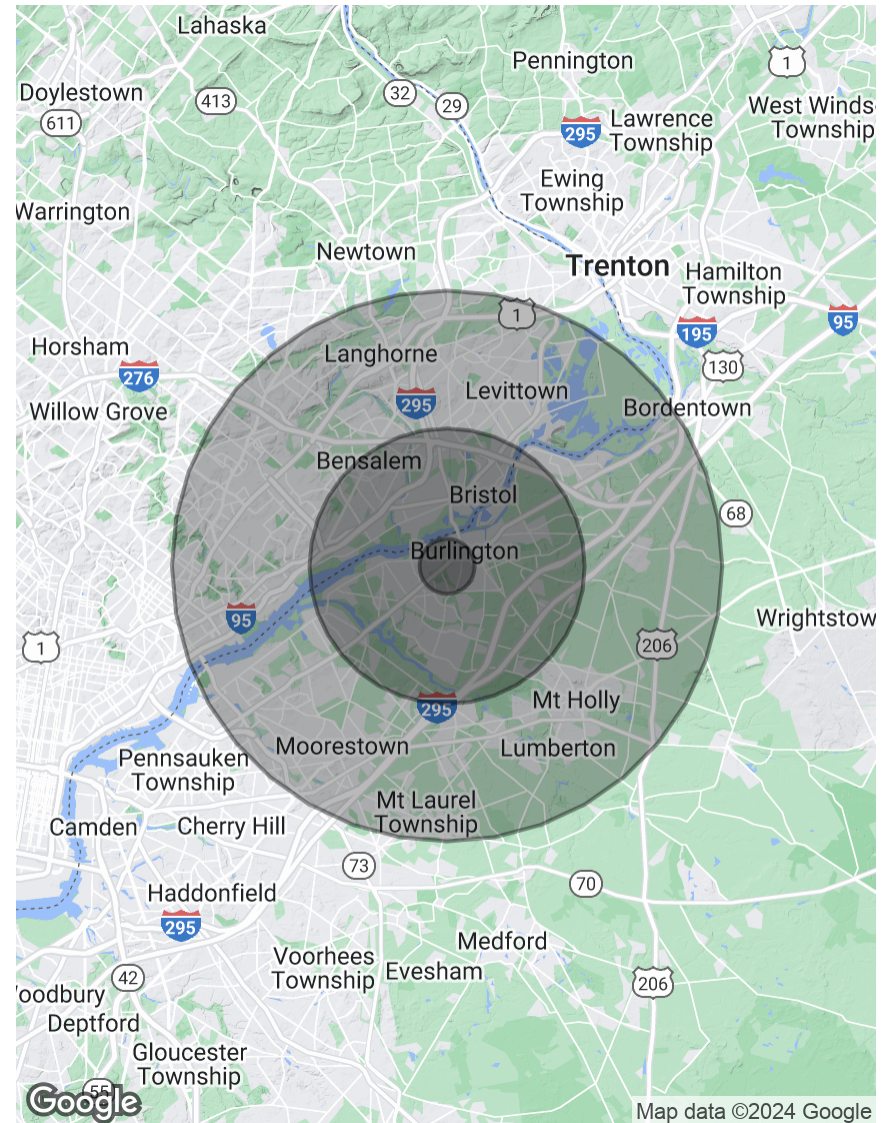
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,853	168,215	759,921
Average Age	40.4	40.5	41.1
Average Age (Male)	36.1	37.9	39.2
Average Age (Female)	41.4	41.9	42.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,372	67,948	302,506
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$89,171	\$88,496	\$91,543
Average House Value	\$215,206	\$228,482	\$243,725

* Demographic data derived from 2020 ACS - US Census



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