

Route 130 Premier Dealership Site | For Lease

4379 ROUTE 130, BURLINGTON, NJ



OFFERING MEMORANDUM

PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



.92 ACRES OF LAND | FOR LEASE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

FLOOR PLAN

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Presenting 4379 Route 130 S., an exceptional commercial property available for lease in Burlington, NJ. The property features a contemporary design and abundant natural light, creating an inviting and inspiring atmosphere. With an ample parking lot and convenient access from Route 130, this location provides unparalleled visibility and accessibility. Whether for expanding businesses or ambitious startups, this property offers the ideal canvas to bring your vision to life. Elevate your enterprise at 4379 Route 130 S.

PROPERTY HIGHLIGHTS

- 100 Parking Spaces
- Lot Size of .92 Acres
- CAM Charges Includes in Rent
- 4,934 SF Building
- 9 Garage Doors

OFFERING SUMMARY

Lease Rate:	\$32.83 SF/yr (NNN)
Number of Units:	1
Available SF:	4,934 SF
Lot Size:	0.92 Acres
Building Size:	4,934 SF
Zoning:	Commercial Business
Rent:	\$13,500/month
CAM Charges:	Included in Rent
Parking Spaces:	100

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,177	4,500
Total Population	746	2,947	11,534
Average HH Income	\$80,185	\$83,065	\$81,018



Property Description



PROPERTY DESCRIPTION

KW Commercial and The Elia Realty Group are proud to present an exciting new opportunity to own a commercial property in Burlington, NJ! This car dealership is prime for a new owner-user to come in and operate or an investor to purchase and seek a return on his or her monies. Introducing the Ultimate Destination for Automotive Excellence: Welcome to our 100 Car Dealership in New Jersey!

This property is great for an owner-user or an investor seeking a return on his investment. The current tenant is M/M with a \$10,000/month rental rate. The tenant pays all operating expenses associated with the property except for the taxes. The taxes can be negotiated with the current tenant to be passed along, with a new owner purchasing the property. This would increase the NOI and value of the property significantly.

Look no further than our prestigious dealership, nestled in the heart of New Jersey, where automotive dreams come true. With an impressive selection of 100+ cars from the world's most renowned brands, we are your one-stop destination for luxury, performance, and style.

Located in the vibrant automotive hub of New Jersey, our dealership offers a convenient and accessible location, inviting you to explore the vast array of attractions that surround us. Immerse yourself in the cosmopolitan ambiance of the area, indulge in delectable cuisine, or take a leisurely drive along scenic routes to truly appreciate the capabilities of your new vehicle.

Join us at our 100+ Car Dealership in New Jersey, where automotive excellence meets exceptional customer service. Experience the thrill of finding your dream car in a welcoming and state-of-the-art environment. Your journey begins here, and we can't wait to be a part of it.

Visit this property today and let it redefine the way you buy, own, and enjoy your next automotive masterpiece.

LOCATION DESCRIPTION

Burlington is a city in Burlington County, in the U.S. state of New Jersey. It is a suburb of Philadelphia. As of the 2020 United States census, the city's population was 9,743, a decrease of 177 (-1.8%) from the 2010 census count of 9,920, which in turn reflected an increase of 184 (+1.9%) from the 9,736 counted in the 2000 census. The city, and all of Burlington County, is a part of the Philadelphia-Reading-Camden combined statistical area and the Delaware Valley.

Burlington was first incorporated on October 24, 1693, and was reincorporated by Royal charter on May 7, 1733. After American independence, the city was incorporated by the State of New Jersey on December 21, 1784. On March 14, 1851, the city was reincorporated and enlarged with portions of the surrounding township.

Burlington was originally the county seat of Burlington County. In 1796, in response to the growth of population to the east away from the Delaware River, the county seat was moved to Mount Holly Township, a more central location.



Property Details

Lease Rate

\$34.48 SF/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	Comm
Lot Size	0.92 Acres
Lot Frontage	200 ft
Lot Depth	200 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	100

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	.92 Acres of Land For Lease
Street Address	4379 Route 130 S.
City, State, Zip	Burlington, NJ 08016
County	Burlington County
Market	Edgewater Park Township
Sub-market	PA Suburb
Cross-Streets	Edgewater Blvd
Township	Edgewater Park Township
Road Type	Paved
Market Type	Medium
Nearest Highway	Route 130 & NJ Turnpike
Nearest Airport	South Jersey Regional Airport

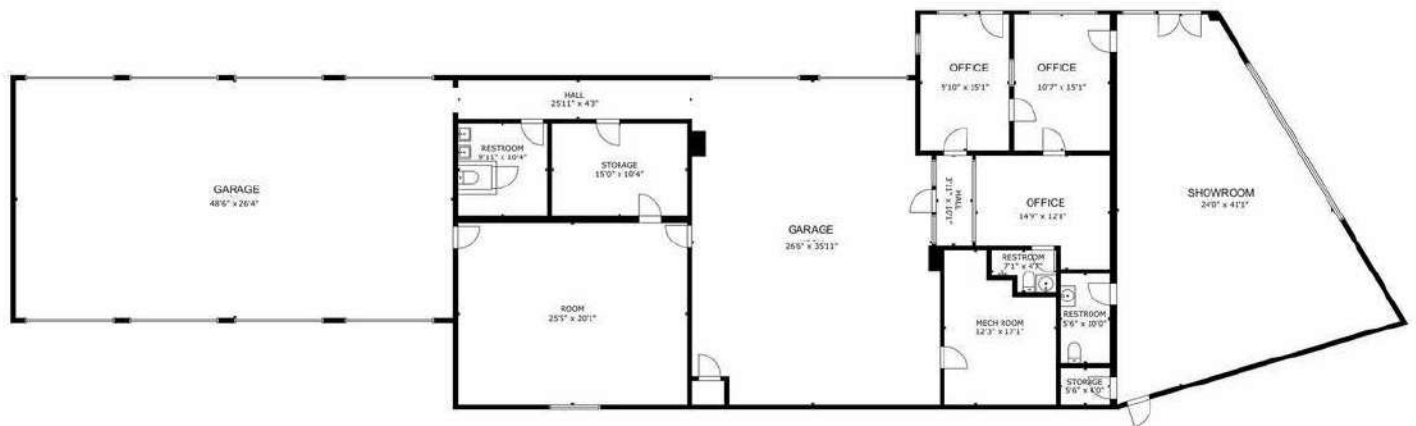
BUILDING INFORMATION

Building Size	4,934 SF
Occupancy %	0%
Tenancy	Single
Number of Floors	1
Average Floor Size	4,934 SF
Year Built	1977
Year Last Renovated	2015
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Concrete Block



Floor Plan

4368 US-130 N, Willingboro, NJ, 08046, US



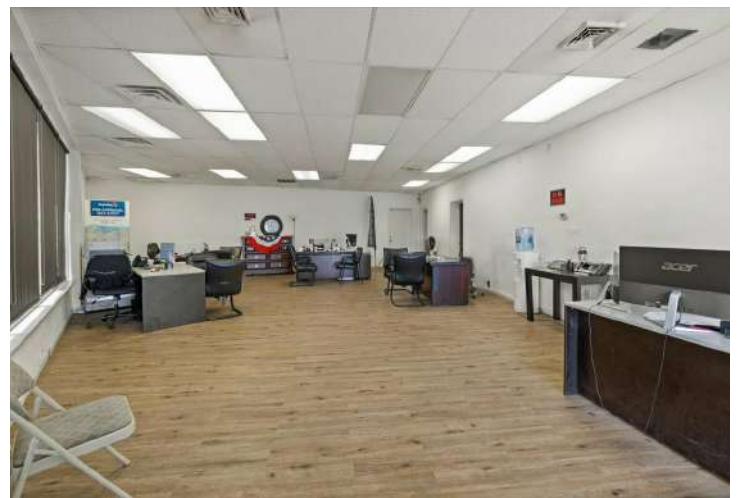
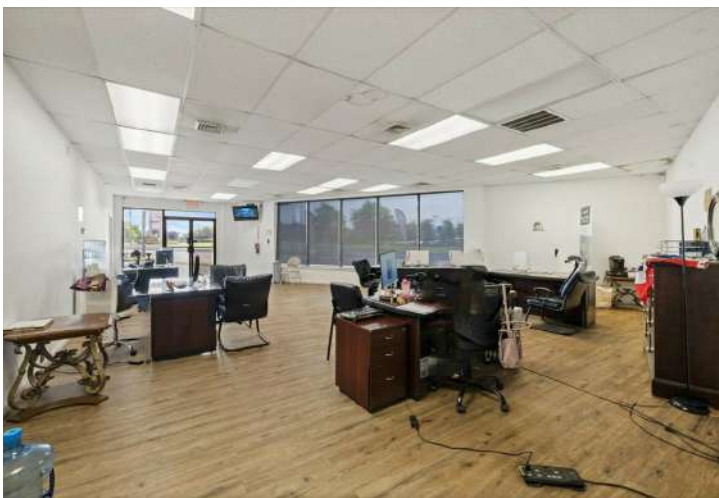
MAIN FLOOR

GROSS INTERNAL AREA
TOTAL: 4,934 SQ FT
MAIN FLOOR: 4,934 SQ FT

THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



Additional Photos



Additional Photos



.92 ACRES OF LAND | FOR LEASE

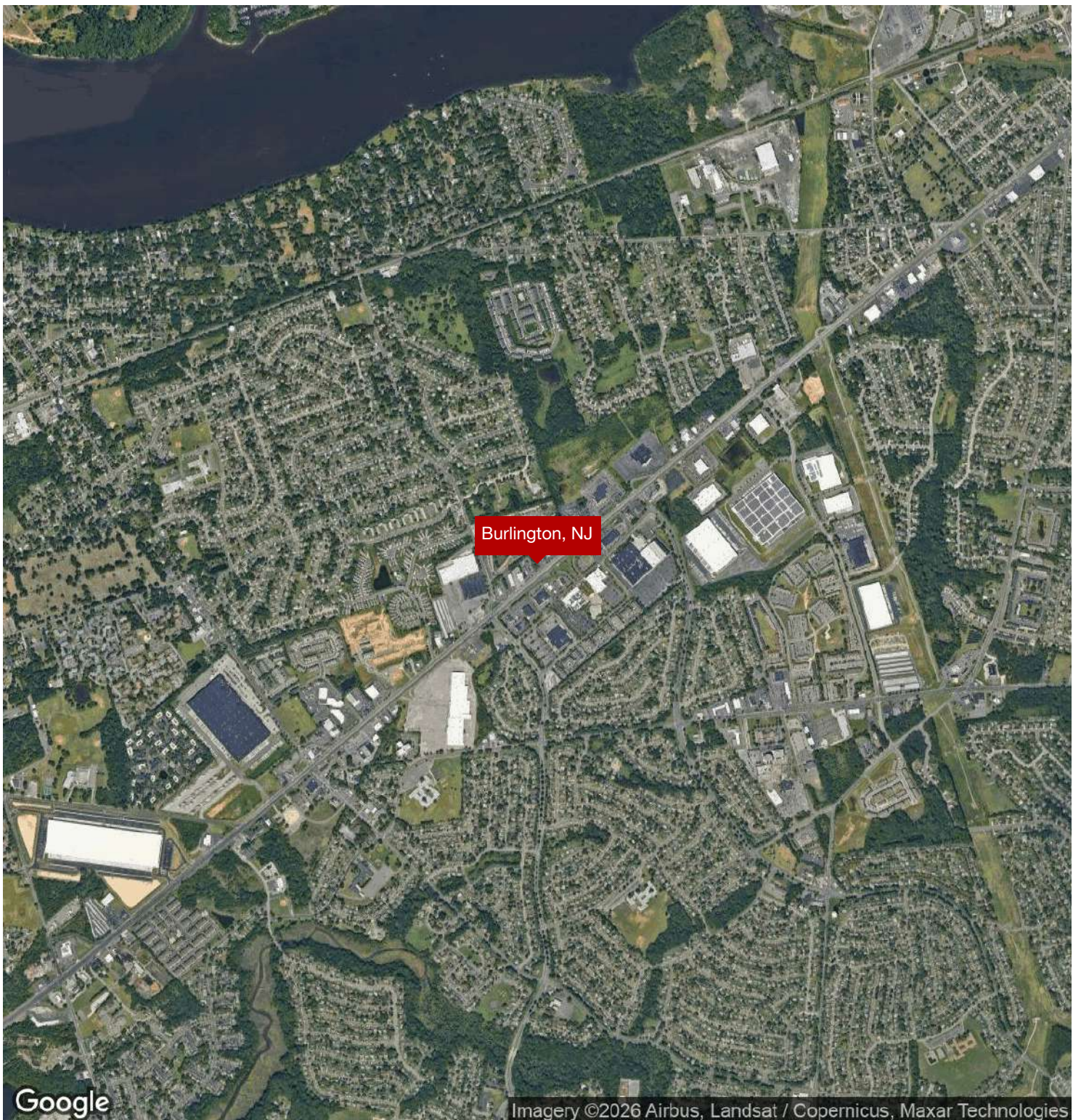
LOCATION INFORMATION

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REGIONAL MAP

AERIAL MAP

Regional Map

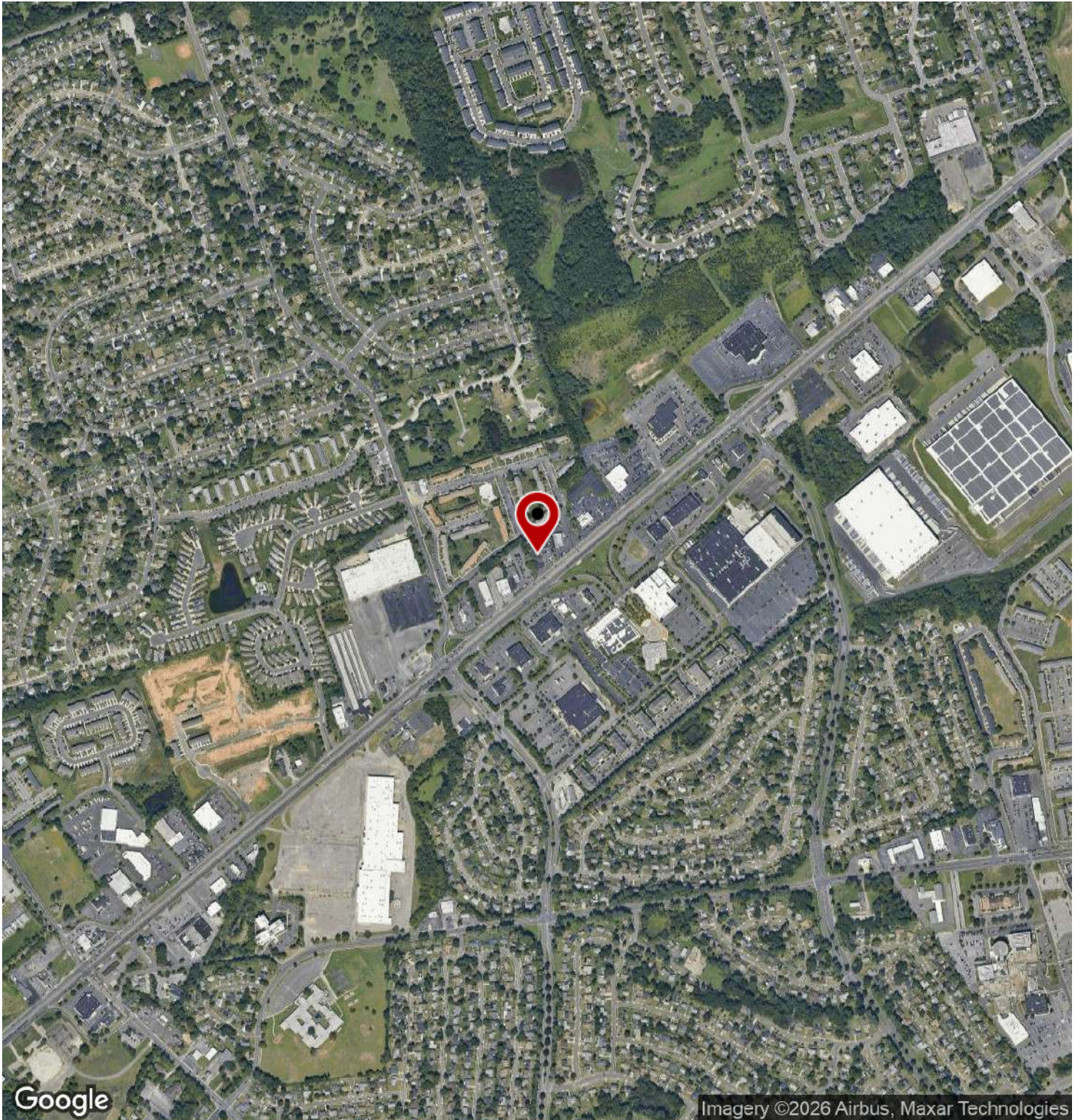


Google

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Aerial Map



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FINANCIAL ANALYSIS

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RENT ROLL

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Whole Building	Auto Dealership	4,934 SF	100%	\$32.83	\$30	\$0.01	\$162,000	Subject to Lease	Subject to Lease
TOTALS		4,934 SF	100%	\$32.83	\$30	\$0.01	\$162,000		
AVERAGES		4,934 SF	100%	\$32.83	\$30	\$0.01	\$162,000		



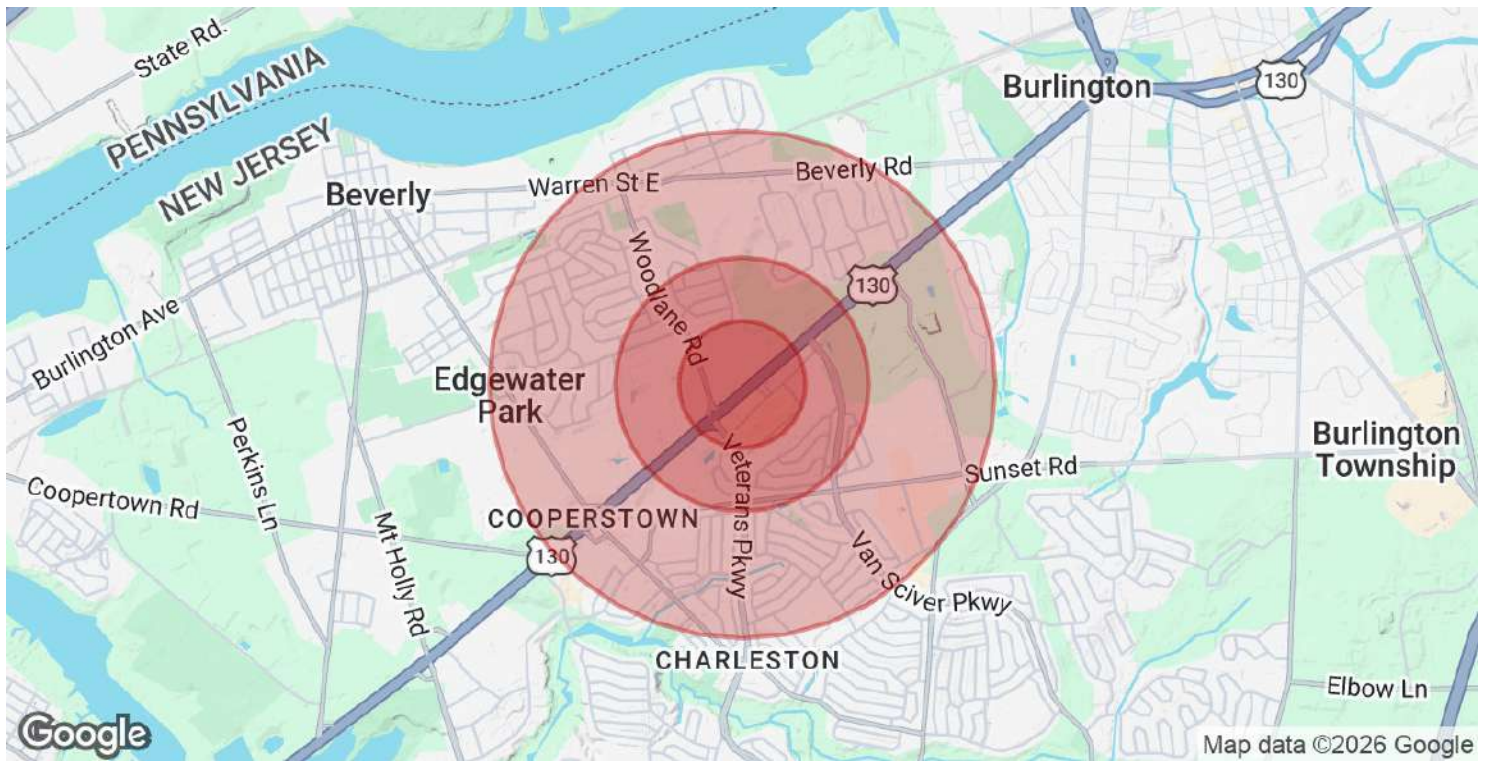
.92 ACRES OF LAND | FOR LEASE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	746	2,947	11,534
Average Age	38.9	41.0	40.2
Average Age (Male)	35.2	37.0	37.4
Average Age (Female)	40.5	42.8	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,177	4,500
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$80,185	\$83,065	\$81,018
Average House Value	\$195,894	\$192,240	\$185,512

2020 American Community Survey (ACS)



.92 ACRES OF LAND | FOR LEASE

ADDITIONAL INFORMATION

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ADVISOR BIO | MANAGING BROKER | BRUCE ELIA

Advisor Bio | Managing Broker | Bruce Elia



BRUCE ELIA JR.

Managing Director | Fort Lee

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NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia Jr and his companies 'The Bruce Elia Team' & 'Wholesale Homes LLC' understand that buying or selling a piece of real estate is more than just a transaction: it's a life-changing experience. That's why our team of highly-seasoned real estate professionals, designers, stagers, contractors, transaction coordinators, and extended team members are dedicated to providing exceptional, personalized service for all of our clients.

We take great pride in the relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals.

Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education.

Today's buyers and sellers need a trusted resource that can guide them through the complex world of residential and commercial real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

EDUCATION

- Sales-Associate License - April 2008'
- Bachelor Degree - University of New Hampshire - June 2008'
- Broker-Associate License - May 2011'
- Certified Negotiation Expert (C.N.E.)
- Financial Analysis for Commercial Real Estate (C.C.I.M)
- Feasibility Analysis for Commercial Real Estate (C.C.I.M)
- Financial Modeling for Real Estate Development (C.C.I.M)
- RE Development: Acquisitions (C.C.I.M)
- Industrial Designation - Financial Analysis (C.C.I.M)
- Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

- KW Commercial
- Global Property Specialist
- Co-Star / Loopnet
- NJMLS
- HCMLS
- GSMLS
- Greater Bergen County Board of Realtors

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