



INDUSTRIAL/RETAIL BUILDING FOR SALE  
**581 HIGH STREET**

 **BURLINGTON, NJ 08016**

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**www.VantageRES.com**

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# OFFERING SUMMARY



## BUILDING SIZE

+/- 8,400 SF



## SALE PRICE

\$695,000



## ACREAGE AVAILABLE

+/- 0.41 AC



## ZONING

C-2 industrial/retail



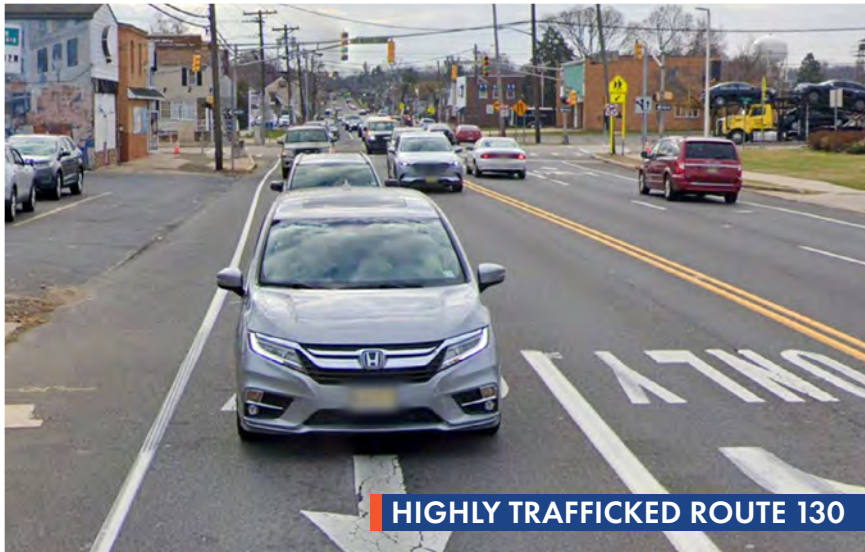
## SIGNAGE

Monument signage



## PARKING

35 surface spaces



HIGHLY TRAFFICKED ROUTE 130



MONUMENT SIGNAGE

## AREA HIGHLIGHTS

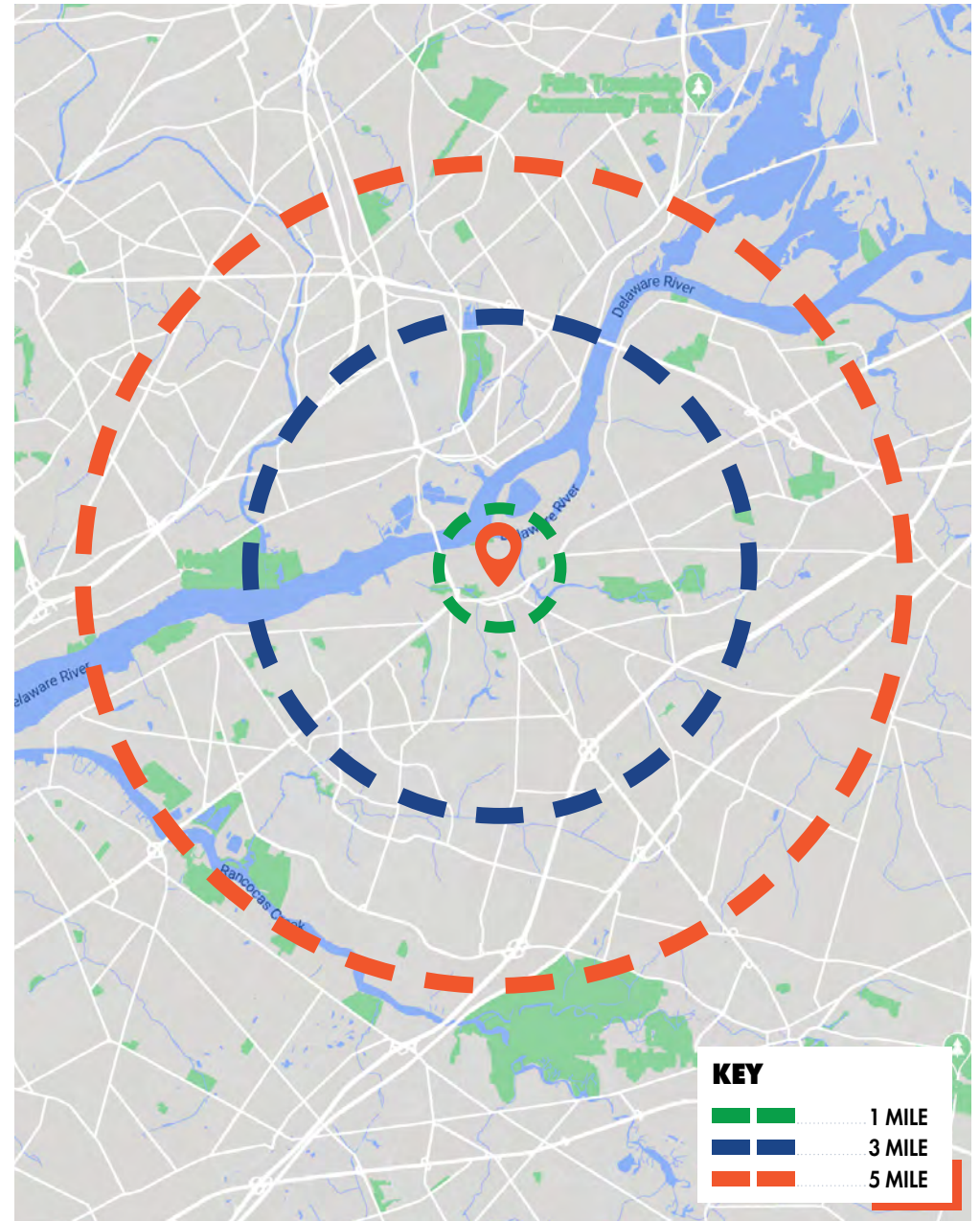
- ✓ Fully leased +/- 8,400 SF retail/industrial building which offers 2 drive-in bays, 22 ft ceilings, gas heat, and 3-phase electrical service
- ✓ Located on the corner of Route 130 South and High street behind the Gulf gas station
- ✓ Permitted uses include industrial, car lot, or auto detail shop

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	2,119	48,201	160,608
2026 POPULATION PROJECTION	2,105	48,162	160,719
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	741	19,334	61,921
2026 HOUSEHOLD PROJECTION	735	19,306	61,970
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$178,846	\$143,053	\$126,044
MEDIAN HOUSEHOLD INCOME	\$156,436	\$113,177	\$98,319
TRAFFIC COUNT	44,000 VPD		

# KEY DISTANCES

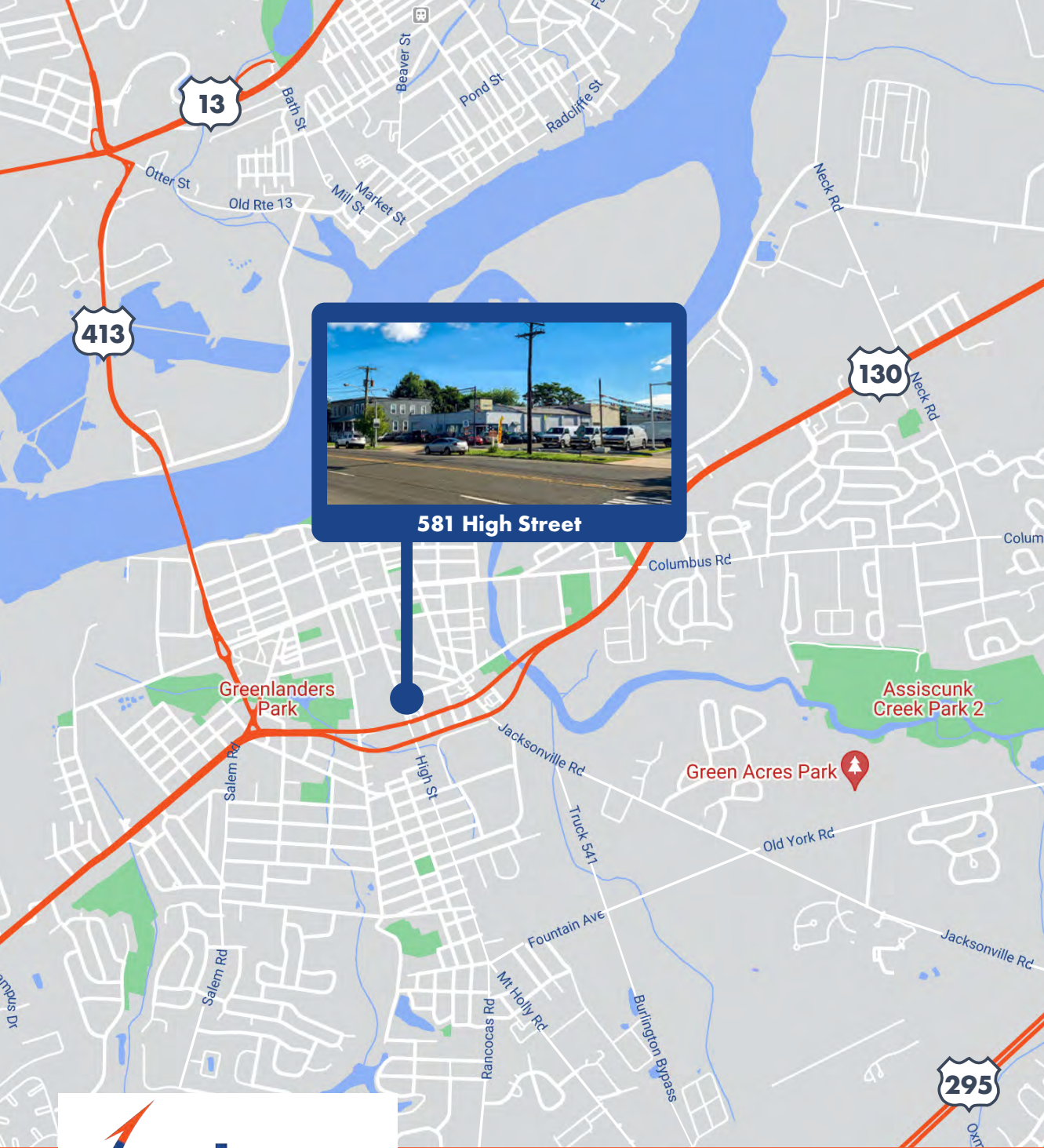
<b>BURLINGTON-BRISTOL BRIDGE</b> 2 MILE	<b>I-295</b> 2.9 MILES
<b>US-13</b> 3 MILES	<b>PHILADELPHIA, PA</b> 21 MILES



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## NEARBY AMENITIES

### DINING

- Chef's Fish and Chicken
- City Steaks
- Curly's Ice Cream
- Domino's Pizza
- Dunkin'
- Il Portico Ristorante
- JB Bakery It's Always Just Baked
- KFC
- Amy's Omelette House Burlington
- Khara Tandoori Grill
- McDonald's
- South Wah Chinese
- Villa Rose Restaurant & Pizza

### RETAIL

- 130 Liquor
- AC Vintage Clothing
- BC Auto & Tire Center
- Billows Electric Supply
- Burlington Chevrolet
- Burlington Cleaners
- Burlington Nutrition
- Burlington Shell
- Davis Honda
- Ferguson Plumbing Supply
- Superior Auto Wholesalers
- The Hair Factory
- Vincent's Company
- Walgreen's



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