



TURN-KEY OFFICE/RETAIL SPACE FOR LEASE  
**THE SHOPS OF BURLINGTON**

 201 WEST ROUTE 130, BURLINGTON, NJ 08016

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# OFFERING SUMMARY



## SF AVAILABLE

Unit 4: +/- 1,250 SF



## LEASE RATE

\$21 / SF gross



## SIGNAGE

Pylon and façade signage



## PARKING

+/- 33 spaces



VISIBLE SIGNAGE ON ROUTE 130



LAST REMAINING SPACE

## AREA HIGHLIGHTS

- ✓ Last remaining space with opportunity for hair salon, nail salon, office or retail user at highly visible shopping center
- ✓ On heavily traveled Route 130 with access to a signalized intersection
- ✓ Minutes from the Burlington-Bristol Bridge and I-295

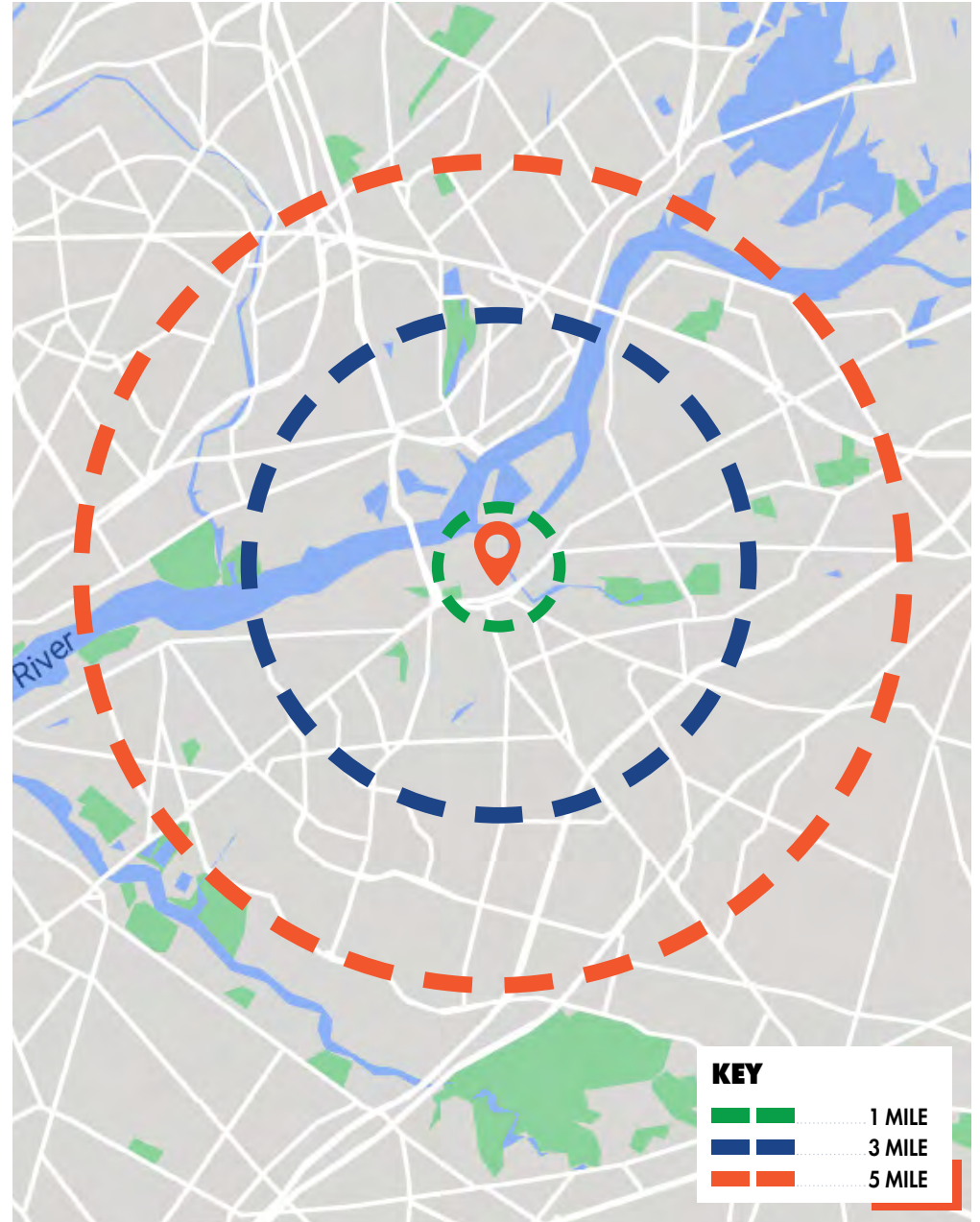
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	10,568	63,478	158,259
2026 POPULATION PROJECTION	10,577	63,591	158,449
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	4,080	22,947	58,599
2026 HOUSEHOLD PROJECTION	4,084	22,988	58,679
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$81,201	\$92,610	\$92,184
MEDIAN HOUSEHOLD INCOME	\$61,723	\$74,580	\$73,693

# KEY DISTANCES

**BURLINGTON-BRISTOL BRIDGE** 1-295  
2 MILES 2.4 MILES

**ROUTE 206** **CHERRY HILL**  
7.7 MILES 17.9 MILES



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# NEARBY AMENITIES

## RETAIL

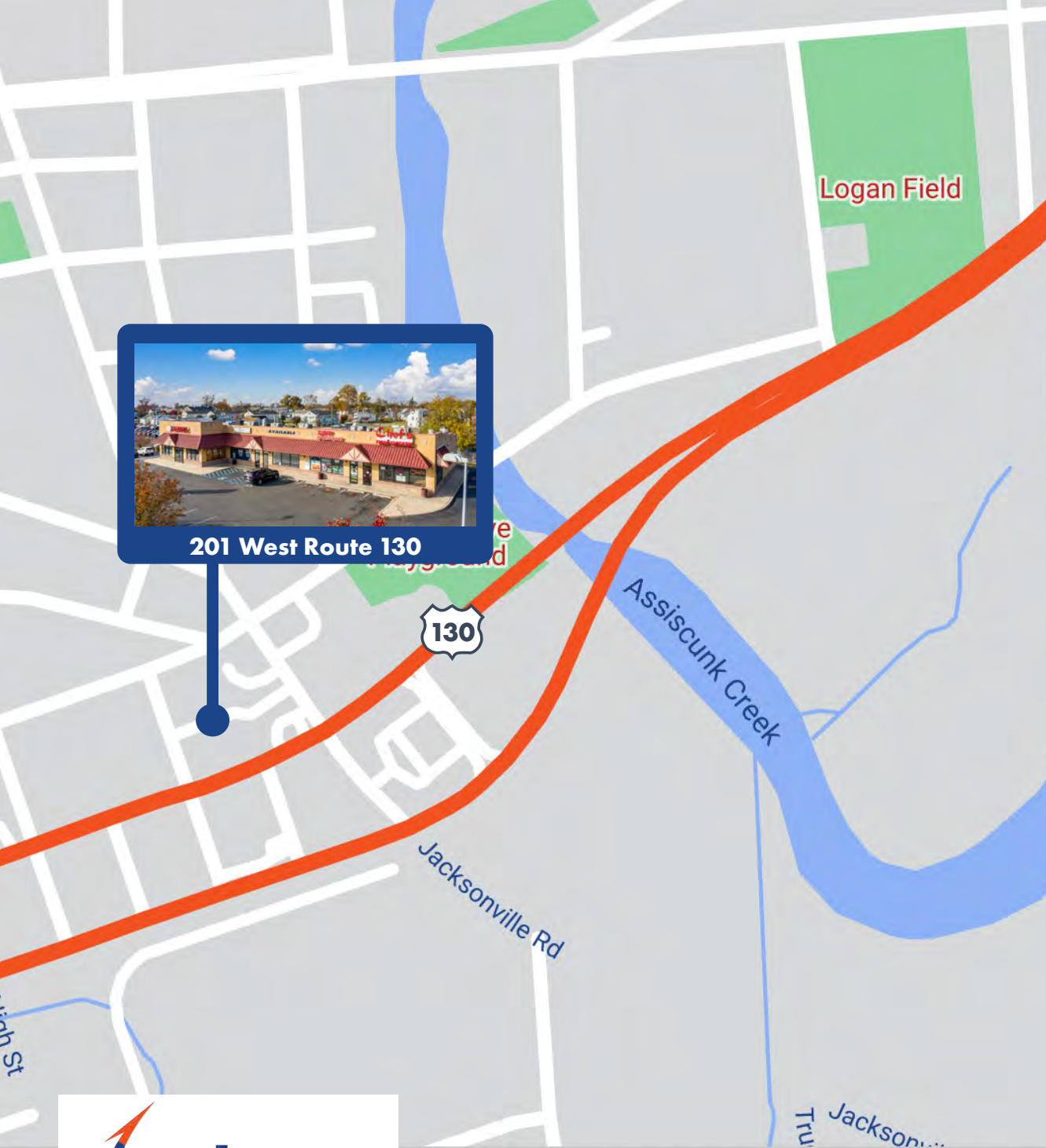
- Anna Nail Salon
- Burlington Chevrolet
- Burlington Shell
- Cyclone Smoke Shop
- Fuel Xpress
- Kosciuszko Club
- Laundry King
- Save a Lot
- The Shed Lot
- Superior Auto Wholesalers
- Walgreens

## DINING

- Amy's Omelette House Burlington
- Bukhara tandoori Grill
- Dolphin Diner
- Dunkin
- KFC
- South Wah Chinese
- McDonald's
- Il Portico Ristorante
- Primo Hoagies
- Save a Lot
- Villa Rosa Restaurant
- Walgreens
- Wawa



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