



# 4306 Route 130 North (Block 2, Lot 2)

Willingboro, New Jersey

## Size

- +/- 3,129 SF - 1st Floor
- +/- 3,129 SF - 2nd Floor
- +/- 6,258 SF - Total (Plus +/- 3,129 SF Basement)
- Plus +/- 600 SF Freestanding Storage Building

## Acreage

- +/- 1.77 Acres

## Taxes

- +/- \$55,396 Per Annum (2023)

## Asking Price

- \$1,150,000

## Zoning: B-1 (Primary Business)

- Business & Professional Offices
- Funeral Homes
- Health Care Facilities
- Hotels
- Laboratories
- Physical Therapy Facilities
- Retail Goods
- Restaurants (Including Drive-Thrus)

## Demographics

Radius	Population	Total Daytime Population	Average Household Income
1 Mile	14,956	11,060	\$79,771
2 Mile	39,972	30,254	\$88,146
3 Mile	77,585	61,184	\$89,692

## For Sale - Contact

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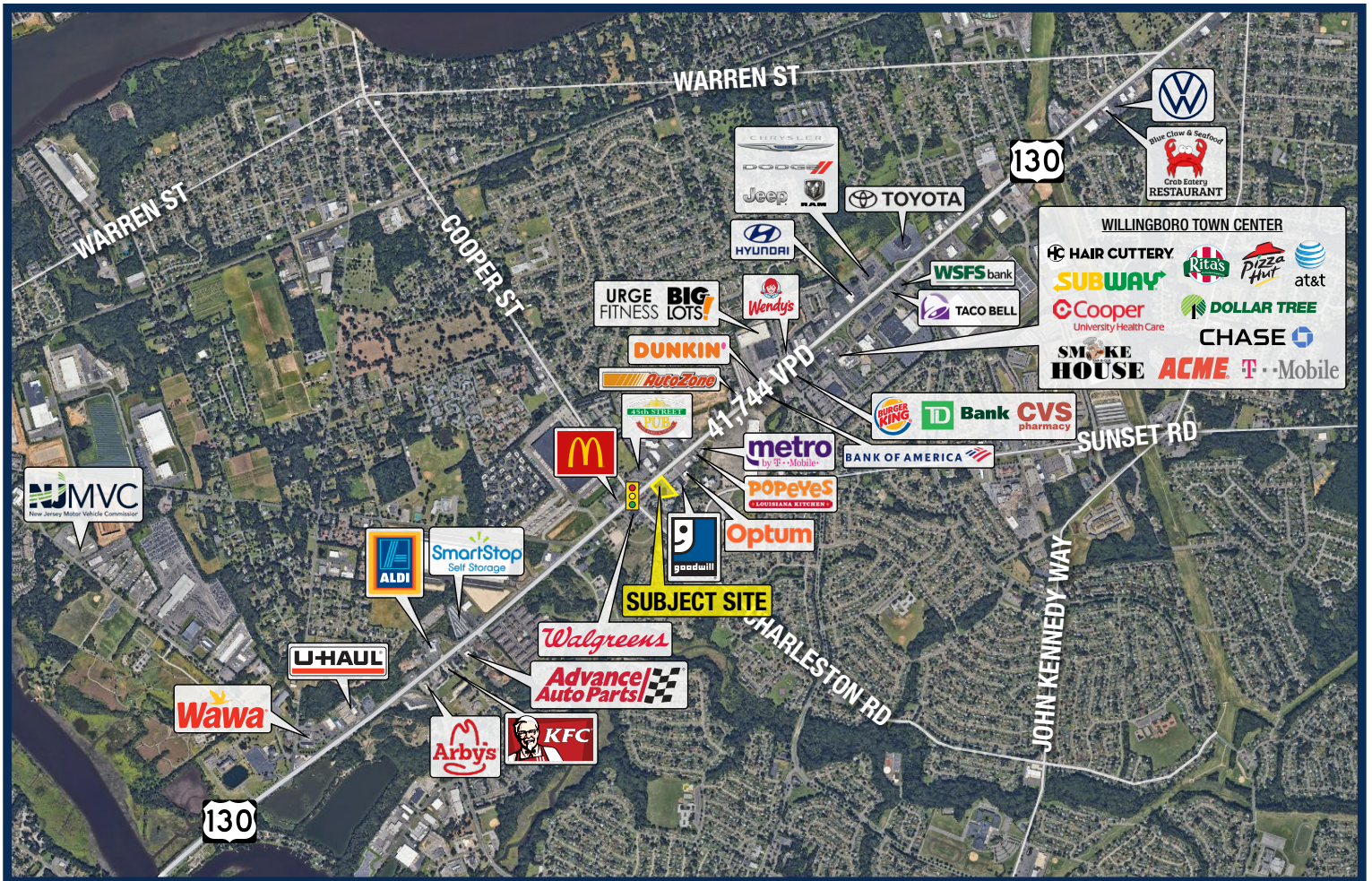
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## Site Description

- Prime former +/- 6,258 SF freestanding bank on +/- 1.77 acre parcel for sale on Route 130
- +/- 600 SF additional storage building on the rear of property
- Substantial parking with +/-35 spaces
- Back access to residential neighborhoods with ingress & egress on Sidney Lane
- Ingress and egress from Route 130
- New roof – replaced in 2023
- Delivered “As Is” free and clear of any tenancies
- Property will be deed restricted for 2 years against any financial institution
- Zones and Tax Credit Market Eligibility:
  - NJ redevelopment authority eligible municipality
  - New market tax credit eligible census track
  - Opportunity zone
  - Smart growth area

## Market Aerial



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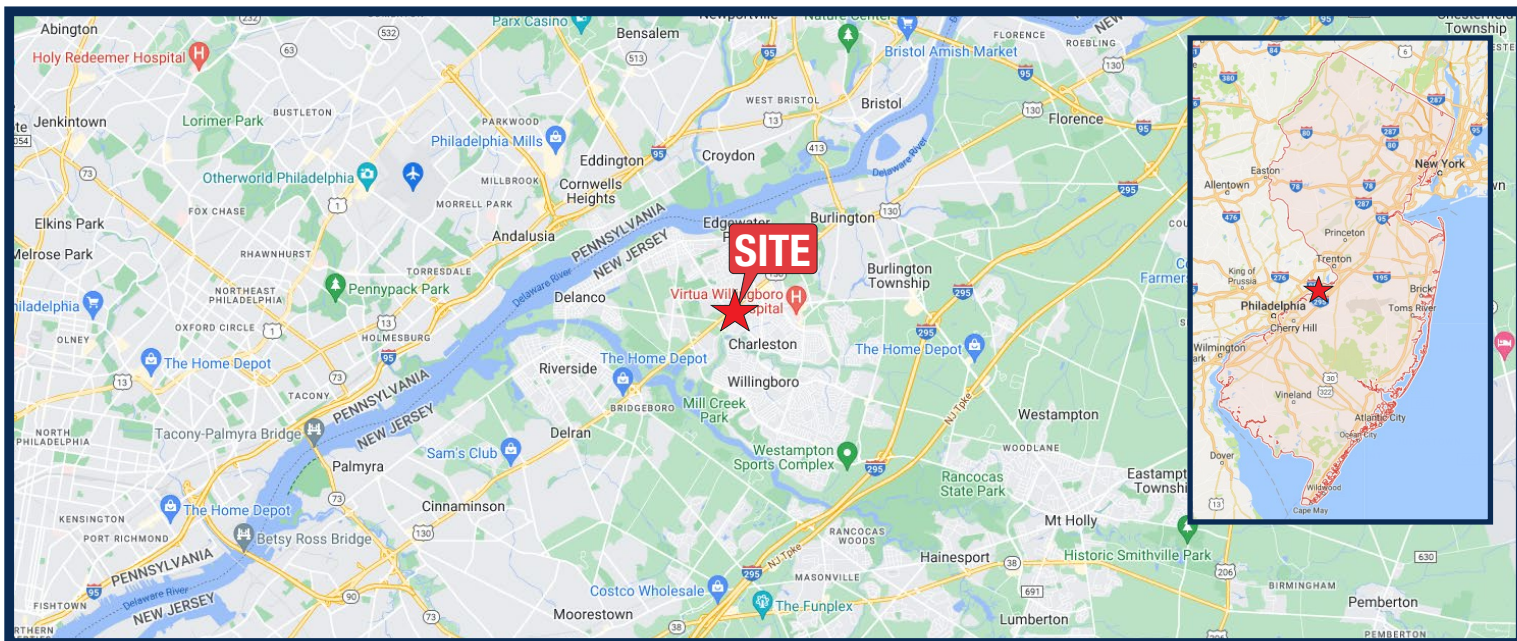
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## Micro Market Aerial



## State Map



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