

# FORMER RITE AID

2093 Route 130 | Florence, NJ | 08016



±14,650 SF on 1.7 Acres  
**FOR LEASE**

# PROPERTY OVERVIEW

- Signalized Corner Property
- Freestanding building with drive-thru
- 67 parking spaces
- Traffic counts:
  - Route 130: 24,012
  - Delaware Ave: 10,779



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	21,880	105,439	611,581
EMPLOYEES	6,417	35,772	238,444
AVERAGE HHI	\$135,483	\$121,195	\$121,742
HOUSEHOLDS	8,336	41,334	230,718

# ZONING

## Chapter 91. Land Development

### Part 3. Zoning

#### Article XXXII. HC Highway Commercial District

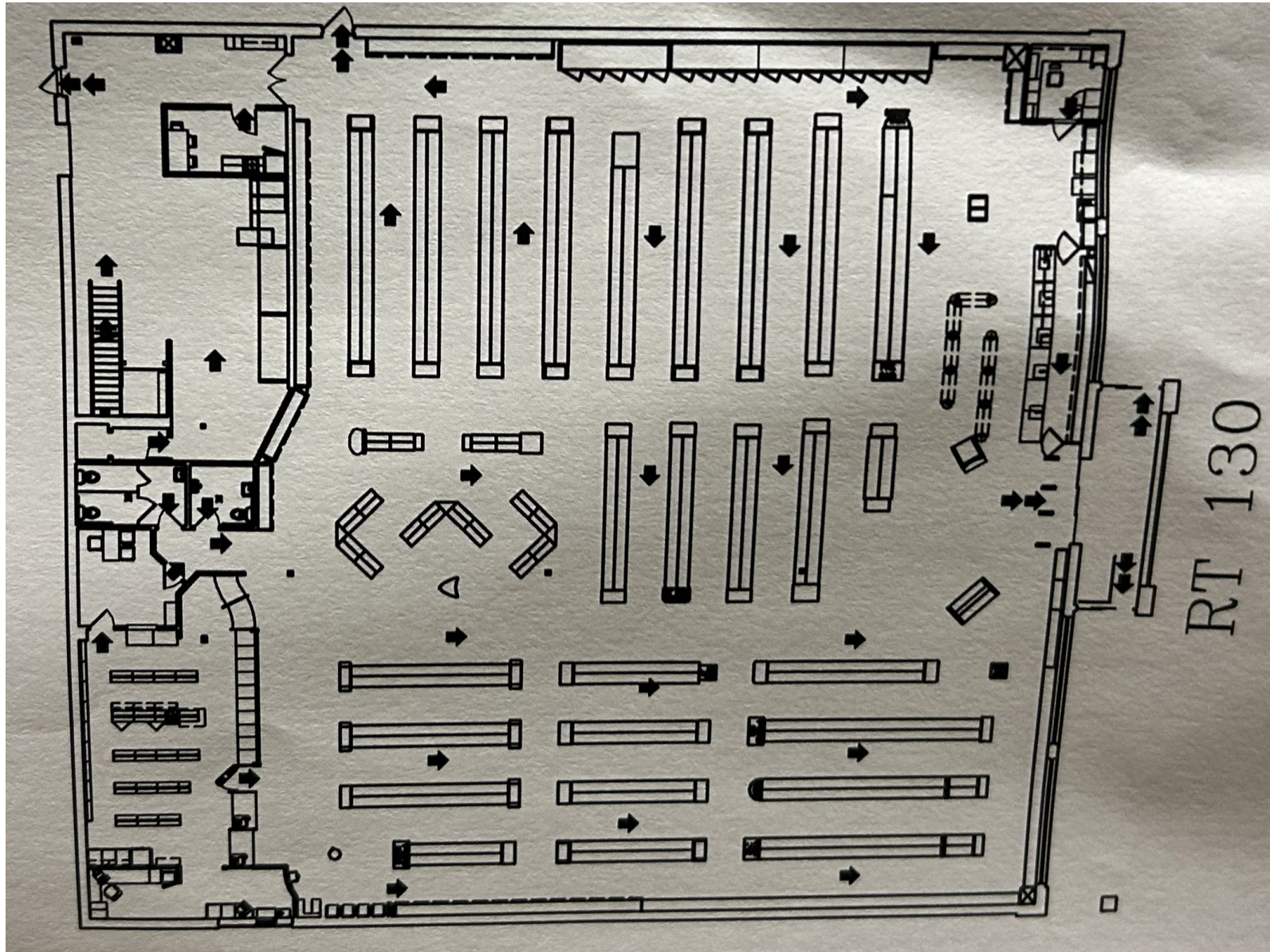
##### § 91-216. Permitted principal uses.

Permitted principal uses shall be as follows:

- A. Retail sales of goods and services
- B. Restaurants, bars, taverns and nightclubs.
- C. Department stores.
- D. Garden centers engaged in the retail sales of living plant material. Outside storage, sale or display areas shall not exceed four times the building coverage and shall be used only for the storage, sale and display of living plant material.
- E. Banks, including drive-in facilities.
- F. Offices and office buildings.
- G. Theaters and bowling alleys.
- H. Automobile sales through franchised new car dealers as a conditional use.
- I. Car washes.
- J. Service stations.
- K. All neighborhood commercial uses.
- L. Hotels and motels as a conditional use.
- M. Adult uses, south of the New Jersey Turnpike only, as conditional uses under N.J.S.A. 40:55D-67. (See Article **XL** for standards.)  
[Added 2-5-1997 by Ord. No. 1997-2]
- N. Fire stations and emergency squad buildings in accordance with the provisions of Article **XLIII** of this chapter.  
[Added 5-19-2004 by Ord. No. 2004-7]



# FLOOR PLAN



# MARKET OVERVIEW



**Burlington**  
DISTRIBUTION

**SADDLE CREEK**  
LOGISTICS SERVICES

**amazon**  
DISTRIBUTION

**MAERSK**  
WAREHOUSE

**B&H**  
PHOTO

**DNA**  
MOTORING

**THE SHOPES AT MALLARD CREEK**  
**Benjamin Moore** Paints  
**KUMON**



**SITE**

**TRUIST**

**DOLLAR TREE**

**FB**  
FLURRY

**PINNACLE**  
FREIGHT SYSTEMS

**TRANE**  
TECHNOLOGIES

**HD SUPPLY**  
FACILITIES  
MAINTENANCE

**DUNKIN'**

**BURGER KING**

**Wawa**

**U-HAUL**

**QPSI QUALITY PACKAGING**  
SPECIALIST INTERNATIONAL

**FLORENCE TOWNSHIP**  
MEMORIAL HIGH SCHOOL

**SUBARU**  
DISTRIBUTION &  
TRAINING CENTER

**EXPRESS**  
SCRIPTS

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Anthony Curcio

acurcio@bennettwilliams.com

Cell: 484.571.5764

### CONTACT US

610.321.1111 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

