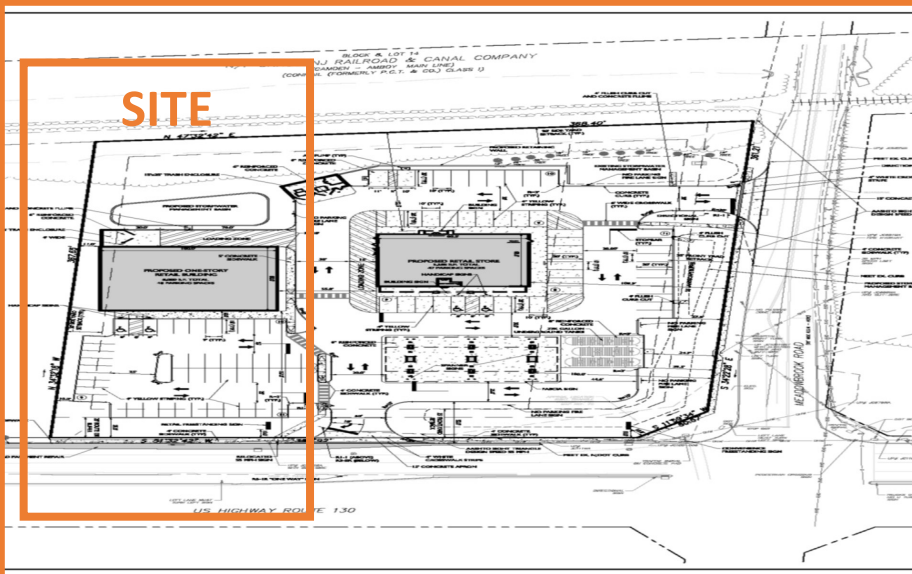




LEGACY

COMMERCIAL REALTY_{LLC}

Land Lease or Build to Suit Opportunity



1216 - 1220 Route 130, Robbinsville, Mercer County NJ

PROPERTY DETAILS:

- ◆ New Construction 8,000 SF building Ideal for Retail, Medical, Restaurant, or General Office Professionals.
- ◆ Build to Suit: \$25.00 PSF NNN
- ◆ Land Lease 1+/- Acre of land ideal for Banks, Fast Food, or National/Regional Retailers.
- ◆ Land Lease: \$100,000.00 / year NNN
- ◆ Current Zoning: Office Commercial District (OC-1)
- ◆ Located on highly traveled Route 130 at the corner lighted intersection of Meadowbrook Road and Route 130 South. Cross Easement Access readily available.
- ◆ Directly Across the Street from Springside at Robbinsville, a brand new residential community consisting of: Single Family, Townhouse, and Carriage Houses.
- ◆ COME JOIN WAWA! (Currently in the approval process).

Seth Katz, Broker of Record • Legacy Commercial Realty, L.L.C.

510 Route 9 North - 2nd Floor - Manalapan, NJ 07726

www.LegacyRealtyNJ.com • P: 732.333.6380 • F: 732.333.6381

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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