

**AVAILABLE**  
For **LEASE** or **SALE**



**2811 Route 73, Maple Shade, NJ**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT:

**Urszula Zoltek**

C: 973.896.8377

D: 862.217.5610

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# AVAILABLE

For LEASE or SALE

- 0.72 Acres
- Formerly a Gas Station
- Current Building Size 1,186 SF
- Traffic Count (Route 73): 70,362 VPD
- Zoning: BD Business Development [Click Here For More Info](#)
- National Neighboring Tenants: Taco Bell, Burger King, Wawa, Car Max, Dunkin', ULTA, Best Buy, Floor & Décor, Starbucks, Dollar Tree, Shoprite, and many more.

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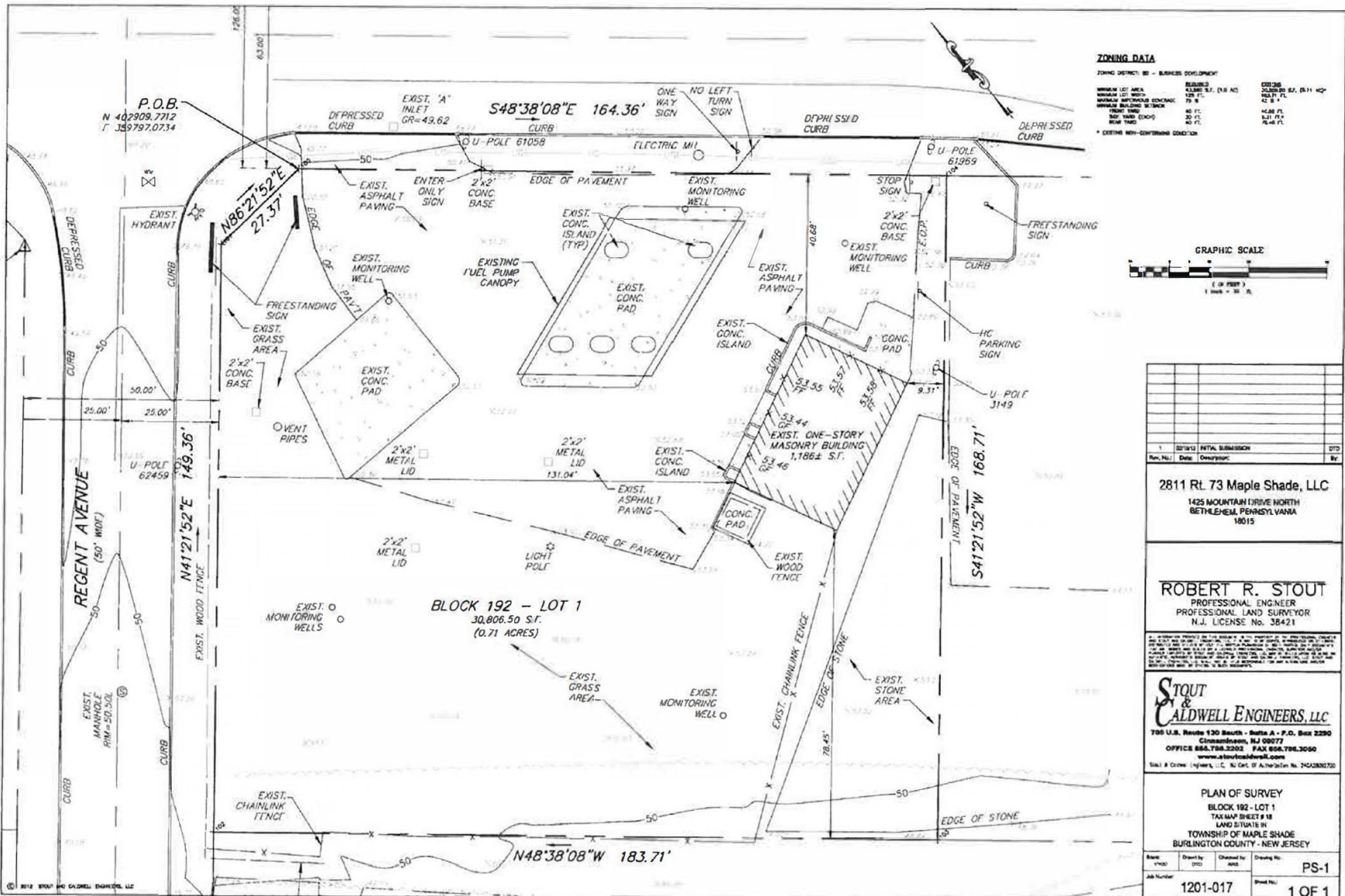
Urszula@ZoltekCRE.com

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**ZOLTEK COMMERCIAL REAL ESTATE SERVICES** - Licensed Real Estate Broker - 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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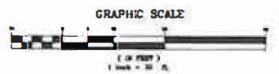


**ZONING DATA**

ZONING DISTRICT: B2 - BUSINESS DEVELOPMENT

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM BUILDING SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
10,000 SQ. FT.	30 FT.	10 FT.	10 FT.	10 FT.	10 FT.

\* EXISTING NON-CONFORMING CONDITION



NO.	DATE	DESCRIPTION	BY
1	02/15/13	NETA SUBMISSION	DTD

**2811 Rt. 73 Maple Shade, LLC**  
 1425 MOUNTAIN DRIVE NORTH  
 BETHLEHEM, PENNSYLVANIA  
 18015

**ROBERT R. STOUT**  
 PROFESSIONAL ENGINEER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE NO. 38421

**Stout & Caldwell Engineers, LLC**  
 700 U.S. Route 130 South - Suite A - P.O. Box 2290  
 Crosswicks, NJ 08077  
 OFFICE 609.798.2202 FAX 609.798.3090  
 www.stoutscaldwell.com  
 State of New Jersey, License No. 24C0000200

**PLAN OF SURVEY**  
 BLOCK 192 - LOT 1  
 TAX MAP SHEET # 18  
 LAND SURVEY IN  
 TOWNSHIP OF MAPLE SHADE  
 BURLINGTON COUNTY - NEW JERSEY

Block: 192	Sheet: 017	Drawn by: DTG	Checked by: JMS	Drawing No: PS-1
Job Number: 1201-017	Sheet No: 1 OF 1			

# ZOLTEK

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**SITE**

INTERSTATE  
**295**

**Walmart**  
Supercenter

**RedRoof**  
Inn

RyanRuns West  
Apartments

**CARRABBA'S**  
ITALIAN GRILL

macy's  
furniture  
gallery

Laurel Lanes

enterprise

RyanRuns East  
Apartments

MINI STORAGE

Habitat  
for Humanity

Public  
Storage

Maple Shade  
Mazda

**TACO BELL**

**BURGER KING**

**CARmax**

DAVID'S  
BRIDAL

Traffic Count Rt 73: 70,362 VPD

Elite Acura  
Dealership

Maple Shade Ford  
Dealership

**CVS/pharmacy**

**Wawa**

**East Gate Square**

Logos for East Gate Square area:

- Shogun
- ULTA
- WELLS FARGO
- Chick-fil-A
- AT&T
- verizon
- THE HOME DEPOT
- BARNES & NOBLE
- ROSS DRESS FOR LESS
- BUFFALO WILD WINGS
- GO
- BEST BUY
- FIVE GUYS BURGERS and FRIES
- CRUNCH FITNESS
- BUNDS To GO
- FLOOR DECOR
- STAPLES
- PC RICHARD & SON
- PETSMART

**DUNKIN'**

6

MAVIS  
McCOMB  
TIRE

**LOWE'S**

SKY ZONE

jiffy lube

**AutoZone**

Maple Shade  
Mercedes-Benz Dealer

1

**FLOOR DECOR**

**Wawa**

Hola Maple  
Shade Facility

Public  
Storage

Holman  
INFINITI

STARBUCKS  
COFFEE

**ACME**

INTERSTATE  
**295**

**Marshalls**

1

**Moorestown Mall**

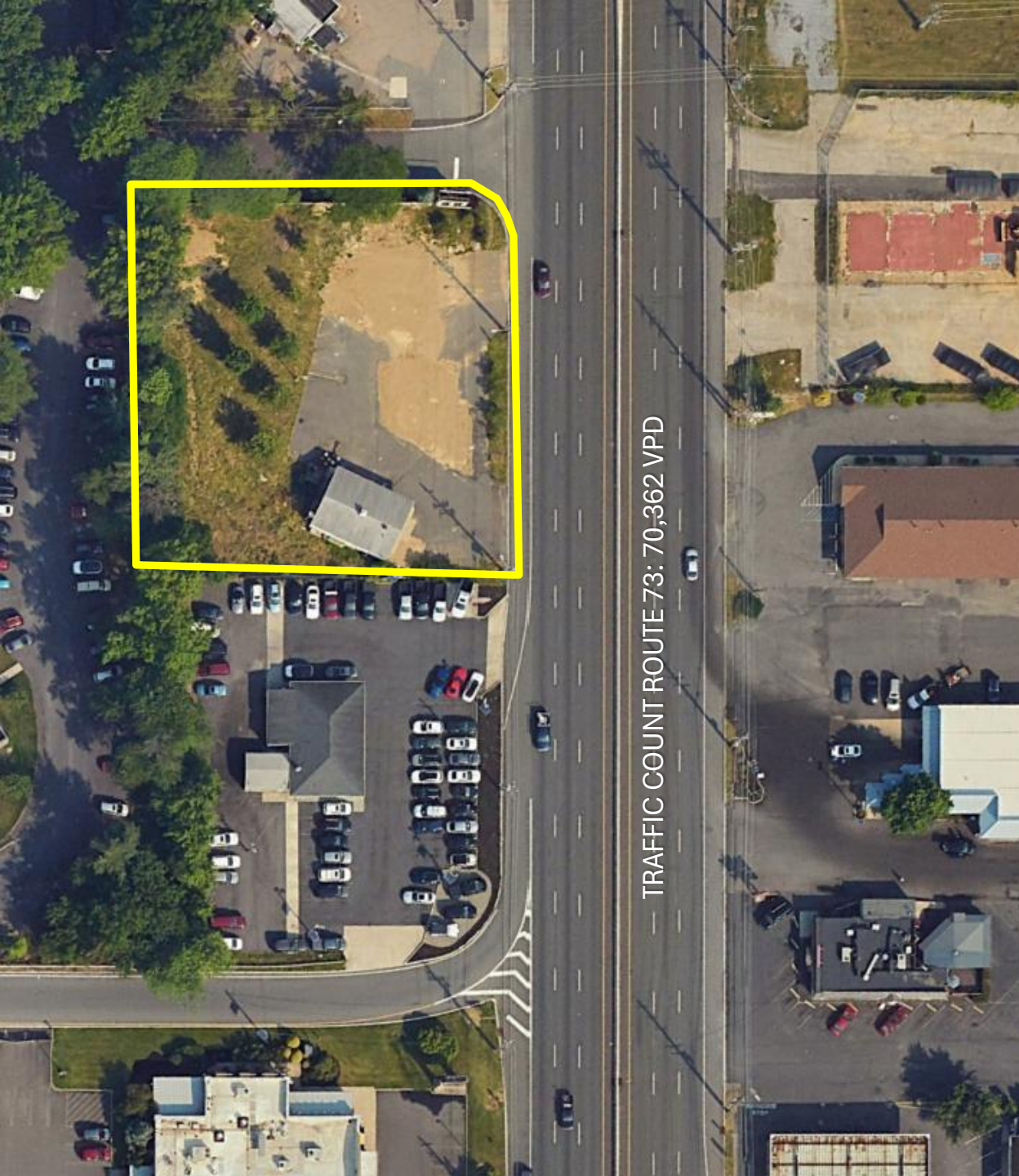
Logos for Moorestown Mall area:

- HOME SENSE
- Michael's
- planet fitness
- five BELOW
- Yard House
- Orangetheory FITNESS

INTERSTATE  
**295**

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TRAFFIC COUNT ROUTE 73: 70,362 VPD

<b>DEMO-GRAPHICS</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	10,458	85,167	222,033
Daytime Population	12,030	77,209	169,998
Households	4,809	34,206	85,777
Average Age	38.9	41.6	42.4
Average HH Income	\$94,844	\$122,002	\$132,462

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