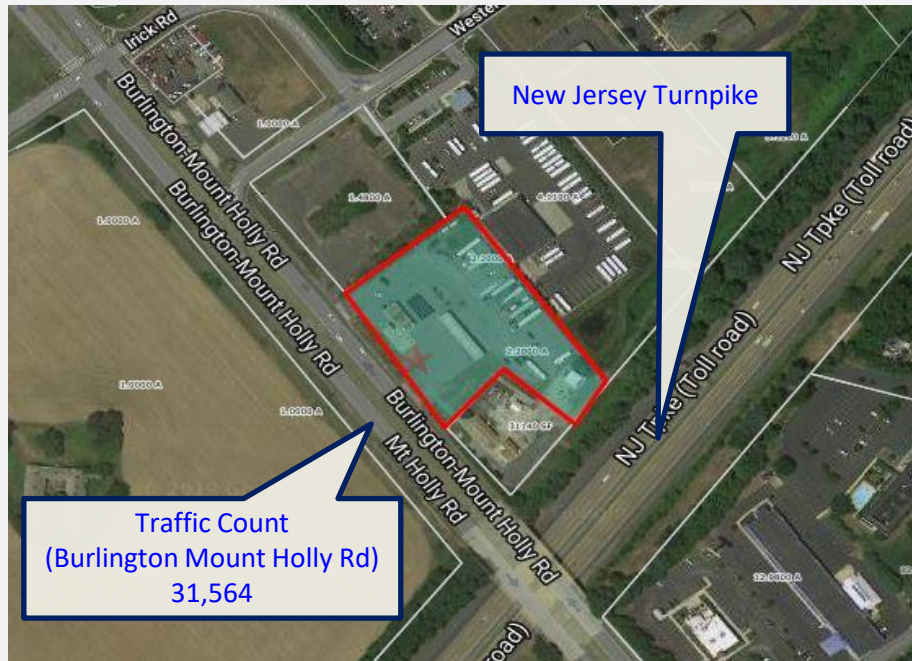


ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

2.2 Acres Available For Ground Lease or BTS
2036 Route 541 North, Westampton, NJ 08060



- 2.2 Acres Available For Ground Lease or BTS
- Currently a Gas Station with C-Store
- Located Near On & Off Ramp For NJ Turnpike Exit 5
- Amazing Location
- Commercial Zone
- Located Near Hotels: Holiday Inn, Hilton, Hampton Inn, Best Western, Marriot, Red Roof Inn.
- **National Neighboring Tenants:**
Home Depot, Target, Kohls, Dicks Sporting Goods, Regal Cinemas, Starbucks, IHOP, TGI Fridays

FOR MORE INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKER:

Urszula Zoltek
973.798.6130. Ext 1001
Urszula@ZoltekCRE.com

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

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

2.2 Acres Available For Ground Lease or BTS
2036 Route 541 North, Westampton, NJ 08060

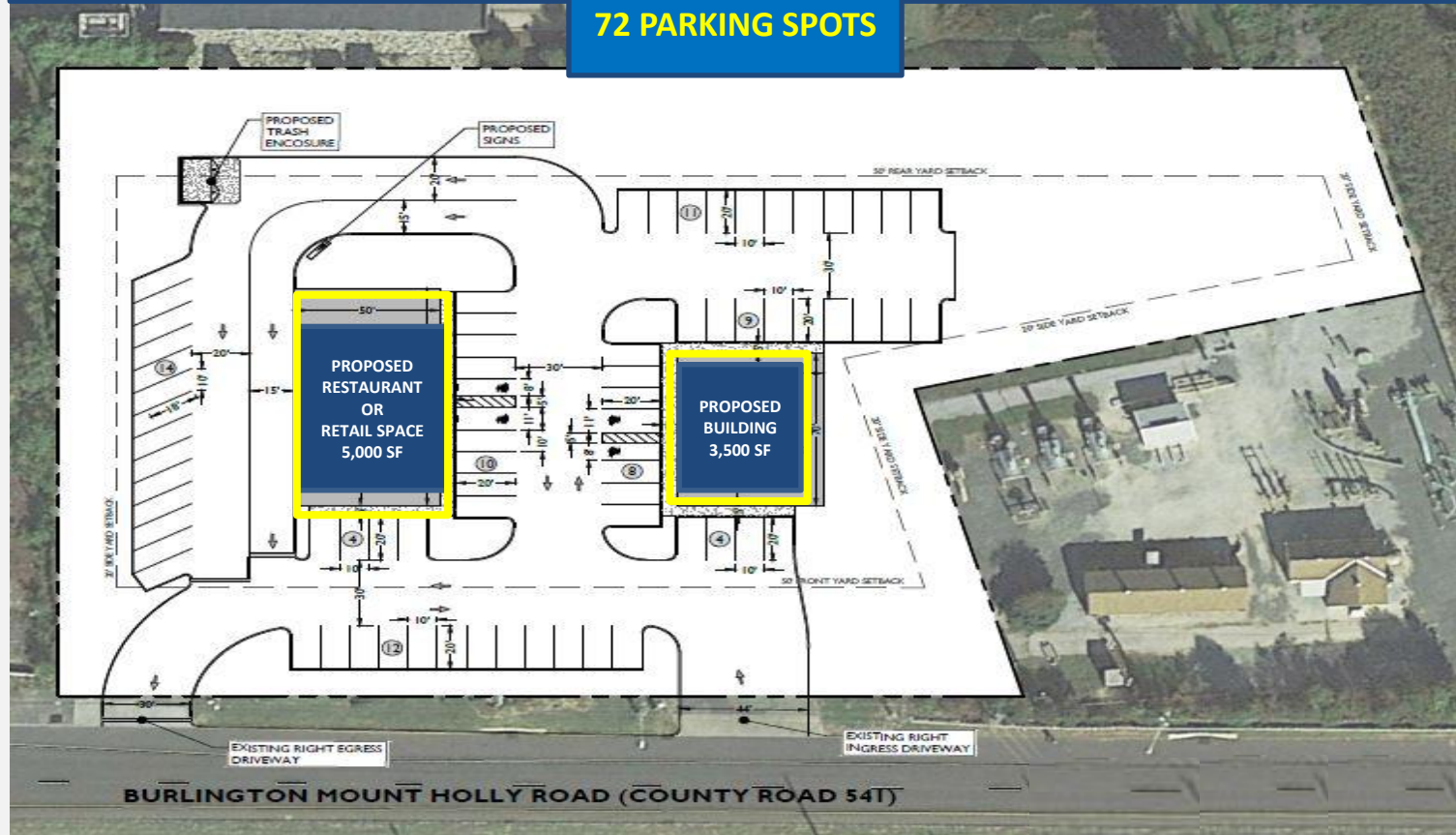


ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 * T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

PROPOSED SITE PLANS can be revised depending on tenant requirements.

72 PARKING SPOTS



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

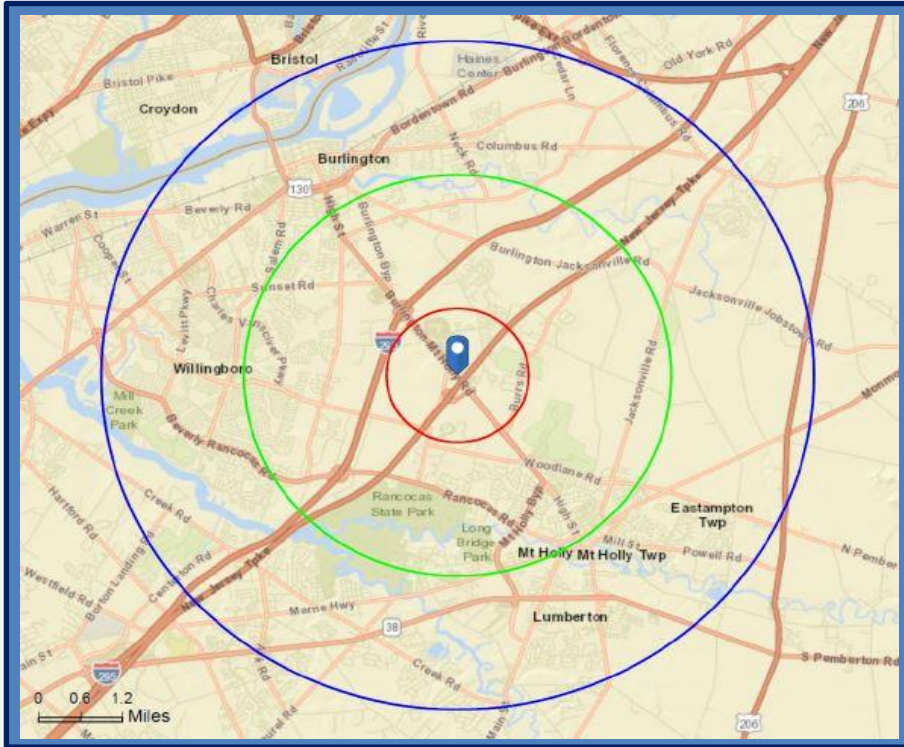
WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.



ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

2.2 Acres Available For Ground Lease or BTS
2036 Route 541 North, Westampton, NJ 08060



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,268	37,329	126,711
Daytime Pop.	4,837	37,438	115,860
Households	538	13,057	46,405
Average Age	40.4	42.1	41.7
Average HH Income	\$119,325	\$90,318	\$81,935

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
973.798.6130. Ext 1001
Urszula@ZoltekCRE.com

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

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.