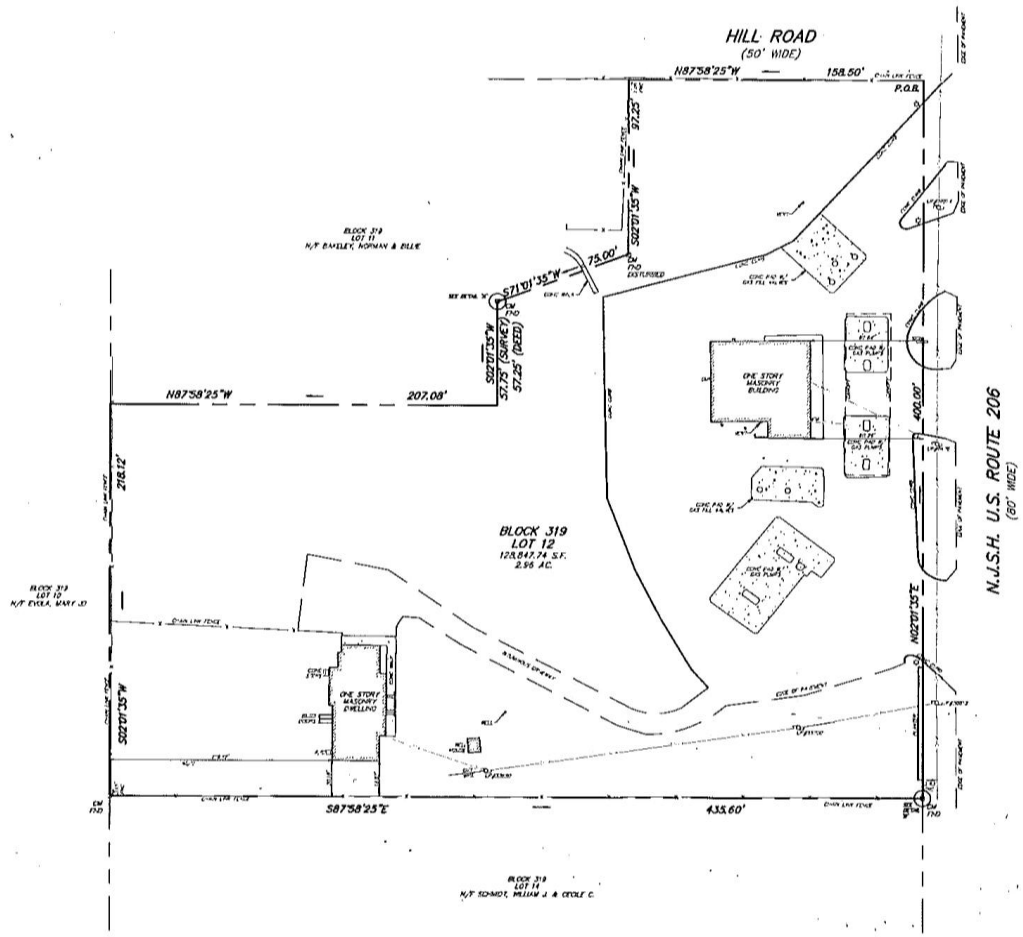
1553 Rt 206, Tabernacle, NJ

1 Acre Available For Ground Lease or BTS

- 1,264 SF Building
- Highly Visible Area
- Zoning Regional Growth Commercial Click Here For More Info
- Traffic Count 206: 18,930 VPD
- National Neighboring Tenants: CVS, Dunkin, WSFS Bank
- Local Tenants: Valenzano Winery, Tabernacle Fire Department, Seneca High School, Murphy's Marketplace, Steak 38

FOR MORE INFORMATION PLEASE CALL EXCLUSIVE BROKER:
Urszula Zoltek
973.896.8377
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES



NOTES:

1. LOT AND BLOCK NUMBERS REFER TO TOWNSHIP OF TABERNACLE TAX MAP, SHEET NUMBER 3.

2. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY COOPER ABSTRACT COMPANY OF CHERRY HILL — TITLE NO.35399-01(0). EFFECTIVE DATE 12/05/2008. THE PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES RECORDED AND NOT RECORDED.

3. PLAN/DEED REFERENCES:
   A. "MINOR SUBDIVISION — N.J.S.H. US ROUTE #206 AT HILL ROAD", PREPARED BY ATKINSON & WALTON, INC. OF MEDFORD, NEW JERSEY, DATED JULY 23, 1208, REVISED OCTOBER 22, 1208.
   B. BLANKET EASEMENT AS CONTAINED IN DEED BOOK 638 — PAGE 282
   C. BLANKET EASEMENT AS CONTAINED IN DEED BOOK 872 — PAGE 156
   D. BLANKET EASEMENT AS CONTAINED IN DEED BOOK 897 — PAGE 413
   E. SLOPE, GRADING AND DRAINAGE RIGHTS AS CONTAINED IN DEED BOOK 752 — PAGE 121 (NOT PLOTTABLE)

4. ALL BEARINGS SHOWN ON THIS PLAN HAVE BEEN ROTATED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM. ANGLE OF ROTATION BETWEEN NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ABOVE MENTIONED ATKINSON & WALTON INC. PLAN IS 2°02'21" COUNTER-CLOCKWISE.

5. THE BOUNDARY SHOWN ON THIS PLAN CLOSES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. (1 IN 50000). ACTUAL CLOSURE 1:41,414,753.11

6. TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE PERFORMED BY STOUT & CALDWELL ENGINEERS, LLC FIELD CREW ON OR ABOUT DECEMBER 23, 2008. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN.

7. SURFACE FEATURES SUCH AS INLETS, MANHOLES, WATER VALVES, GAS VALVES, ETC. WERE LOCATED BY FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR FACILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AS THE UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.

8. AREAS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.

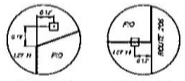
9. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONES:
   ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
   AS INDICATED ON THE FLOOD INSURANCE RATE MAP, TABERNACLE TOWNSHIP, NEW JERSEY, BURLINGTON COUNTY, PANEL 15 OF 15, COMMUNITY PANEL NUMBER: 340333 0015 A, EFFECTIVE DATE: APRIL 15, 1992.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY LINE
- CURB
- CHAIN LINK FENCE LINE
- OVERHEAD WIRES
- CLEANOUT
- GAS METER
- ELECTRIC METER
- UTILITY POLE
- LIGHT POST
- CONCRETE MONUMENT FOUND
- FENCE ENCROACHMENT & DIRECTION



I HEREBY CERTIFY that this is a true and accurate survey made on the grounds and that no encroachments exist either way across the property lines except as shown hereon.

CERTIFIED TO: APCO PETROLEUM CORPORATION
CHICAGO TITLE INSURANCE COMPANY
TRISTATE CAPITAL BANK
COOPER ABSTRACT COMPANY, its successors and/or assigns, as their interests may appear

THIS CERTIFICATION is made only to the above named parties for the purchase and/or mortgage of the herein delineated property by the above named purchasers. No responsibility or liability is assumed by the surveyor for the use of this survey for any other purpose including, but not limited to, use of the survey for survey affidavit, resale of the property, or to any other person not listed in this certification, either directly or indirectly.

Rev. No.:	Date	Description:	By:
1	01/06/09	INITIAL SUBMISSION	APR

APCO Petroleum Corp.
243 ROUTE 130 NORTH
BORDENTOWN, NEW JERSEY 08505

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

AS RECIPIENTS PRINTED AS PART OF CHAPTER 41 OF TITLE 45 OF THE PROFESSIONAL ENGINEER AND LAND SURVEYOR STATUTES, NJS. A. 45:8-36 ET SEQ., REQUIRES ALL SURVEYS AND MAPS IN NEW JERSEY TO BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OR LICENSED PROFESSIONAL LAND SURVEYOR. THIS MAP HAS BEEN PREPARED IN DIGITAL FORMAT AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS: THIS MAP IS PROVIDED TO YOU AS AN ACCURATE AUTHENTIC DOCUMENT ISSUED BY STOUT AND CALDWELL ENGINEERS, LLC EVERY AND CERTAIN RIGHTS ARE RESERVED. S.C. SHALL NOT BE LIABLE FOR ANY ALTERATIONS AND/OR MODIFICATIONS MADE BY OTHERS TO THIS DOCUMENT.

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Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

PLAN OF SURVEY
BLOCK 319 - LOT 12
TAX MAP SHEET #3
LAND SITUATE IN
TOWNSHIP OF TABERNACLE
BURLINGTON COUNTY, NEW JERSEY

Scale: 1" = 30'	Drawn by: APR	Checked by: RRS	Drawing No.: PS-1
Job Number: 0804-050			Sheet No.: 1 OF 1

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ZOLTEK

DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,887	11,530	30,616
Daytime Population	902	3,186	9,581
Households	2.7	2.6	2.6
Average Age	44.7	49.5	48
Average HH Income	$107,649	$124,380	$136,369

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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C: 973.896.8377
Urszula@ZoltekCRE.com

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