

## AVAILABLE FOR SALE

### Corner Retail Site

### Former Service Station

75 Springside Road (@ Rancocas Rd/Levitt Parkway)  
Westampton Township, Burlington Co., NJ

#### Adult Population:

1 Mile: 7,654

3 Miles: 47,077

5 Miles: 105,951

#### Housing Units (2015):

1 Mile: 3,574

3 Miles: 21,656

5 Miles: 51,160

#### Median Household Income:

1 Mile: \$76,624

3 Miles: \$77,181

5 Miles: \$75,901

Building Size

1,736+/- Sq. ft.

Land Size:

1 Acre (218' x 200')

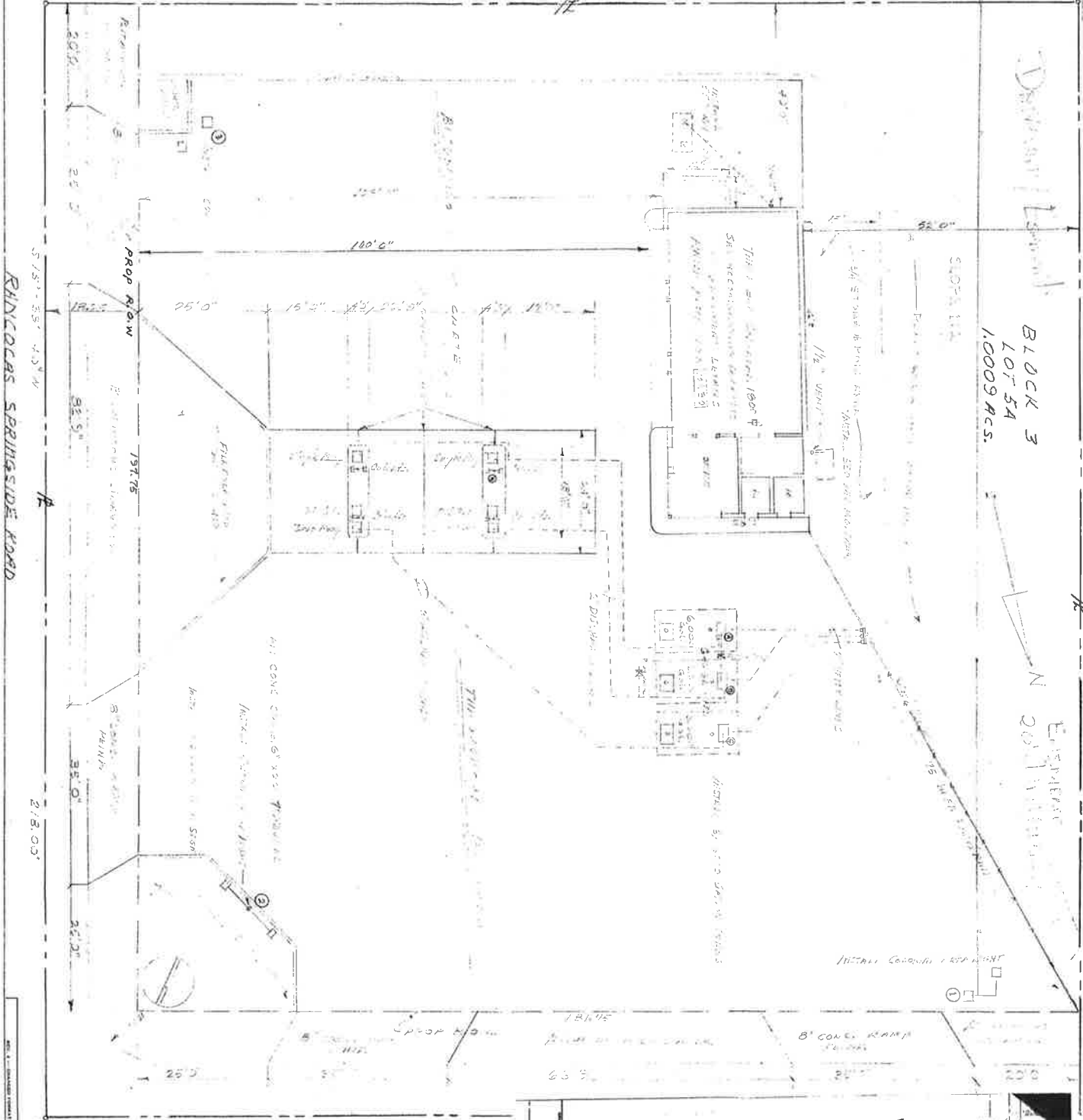


#### NOTES:

- Zoning: "C" - Westampton Twp.
- Former 3-bay service station / UST's Removed
- Free standing building located at Burlington County Crossroads
- Traffic: Combined: 25,677 (NJDOT)
- Taxes: \$10,000+/- (2015)
- Public sewer, water & gas

**More Information? Contact:**

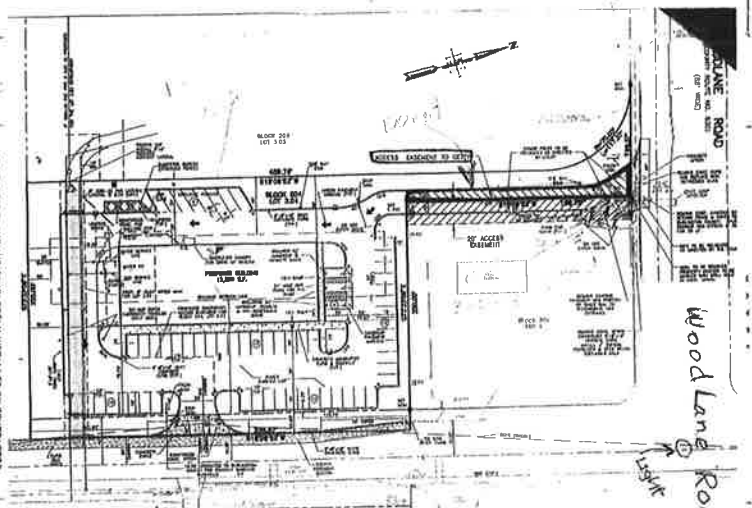
**Marc Raiken: (856) 489-8887 - [mraiken@f-mcb.com](mailto:mraiken@f-mcb.com)**



BLOCK 3  
LOT 54  
1.0009 ACS.

RANCOCAS SPRINGSIDE ROAD

WOODLAND ROAD



RANCOCAS - SPRINGSIDE ROAD  
(COUNTY MAP NO. 633)

NO.	DATE	REVISIONS
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**FIELD PLAN**  
 Ranocas - Springside Road  
 The City of Ranocas  
 2000 N. SPRINGSIDE ROAD  
 RANOCAS, TEXAS 75088  
 PROJECT NO. 10009 ACS  
 SHEET NO. 1 OF 1  
 DATE: 10/15/2010  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH  
 APPROVED BY: J. SMITH  
 SCALE: AS SHOWN  
 CADD: J. SMITH  
 DATE: 10/15/2010