FOR SALE

FEINBERG & McBURNEY
EST. 1960 Realty/Development, LLC

856-489-8887

500 CLEMENTS BRIDGE ROAD, BARRINGTON, NJ

Landmark Corner Property: Clements Bridge Road & Gloucester Pike!

Freestanding Building

Turn-Key Day Care Facility

Building Size

10,000+/- Sq. Ft.

Land Size

160' x 195' (0.72 Acre)

Demographic Snapshot

Population:

1 Mile: 12,760

3 Miles: 105,961

5 Miles: 282,329

Housing Units (2018):

1 Mile: 5,297

3 Miles: 42,438

5 Miles: 112,373

Median Household Income:

1 Mile: $68,973

3 Miles: $76,050

5 Miles: $69,280

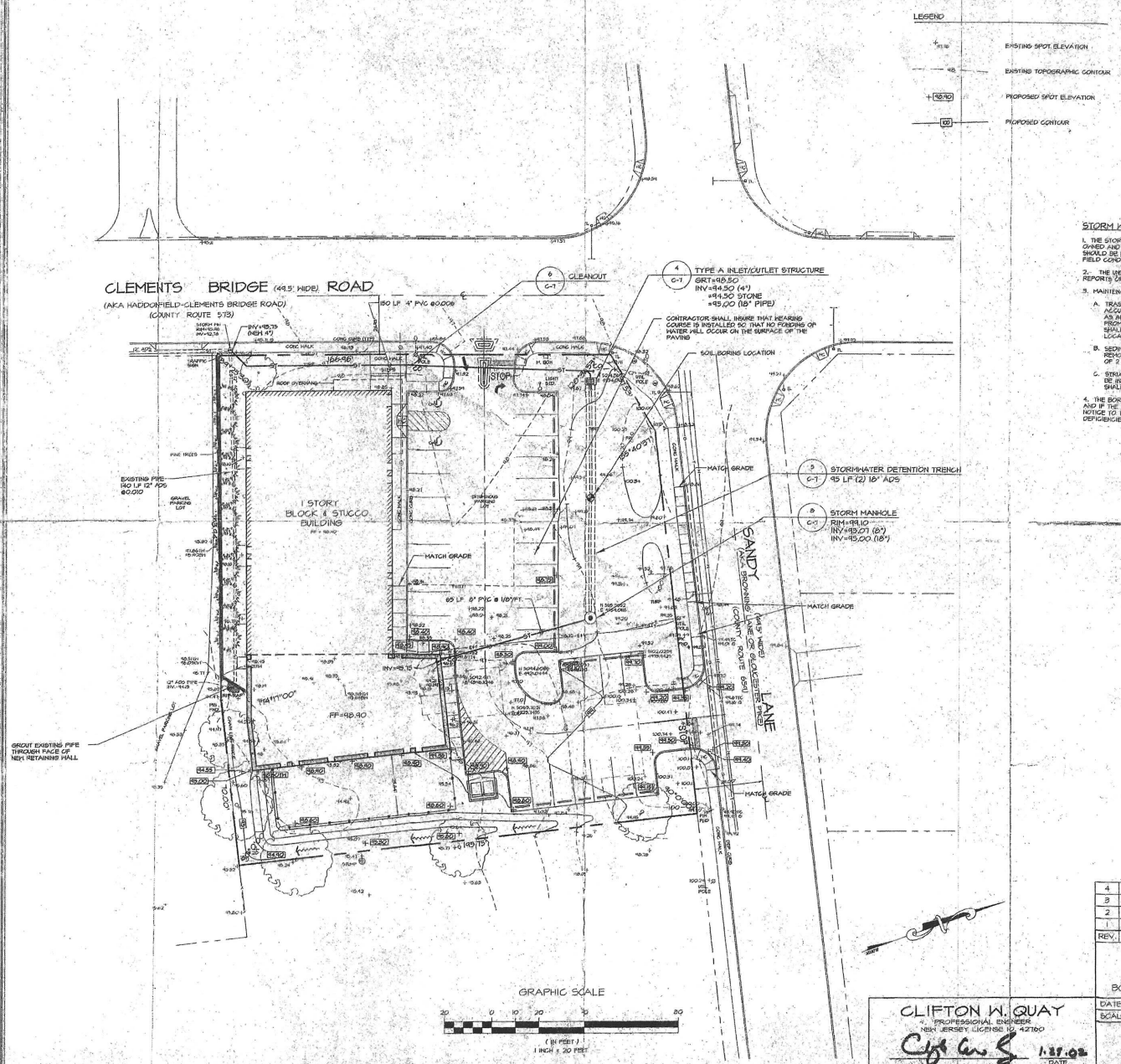
Source: CoStar

NOTES:

- Landmark Corner Property
- Zoning: "C-1" - Commercial
- Densely populated area
- Taxes: $42,388.63
- By Order of U.S. Bankruptcy Court
- Existing Day Care Facility

More Information? Contact: Marc Raiken mraiken@f-mcb.com or Harriet Summers hsummers@f-mcb.com(856) 489-8887 *

Disclaimer: The information in this correspondence is deemed correct and accurate from the owner and other sources from which it was obtained. All information is subject to changes, errors, omissions and removal from the market without notice.



STORM WATER RECHARGE TRENCH MAINTENANCE NOTES

1. THE STORMWATER SYSTEM AND UNDERGROUND DETENTION BASIN SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED AND MODIFIED ACCORDINGLY BASED ON ACTUAL FIELD CONDITIONS.

2. THE UNDERGROUND BASIN SHOULD BE INSPECTED QUARTERLY AND REPORTS OF EACH INSPECTION SHALL BE KEPT ON FILE BY OWNER.

3. MAINTENANCE SCHEDULE:

   A. TRASH & DEBRIS REMOVAL: BASINS SHALL BE INSPECTED FOR ACCUMULATED TRASH & DEBRIS ON A QUARTERLY BASIS AS WELL AS AFTER HEAVY STORM EVENTS. ANY TRASH OR DEBRIS SHALL BE PROMPTLY REMOVED. REMOVAL AND DISPOSAL OF TRASH & DEBRIS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

   B. SEDIMENT REMOVAL: SEDIMENT FOUND WITHIN THE BASIN SHALL BE REMOVED AND DISPOSED OF WHEN THE ACCUMULATION EXCEEDS A LEVEL OF 2 INCHES ABOVE THE PIPE INVERT.

   C. STRUCTURAL INSPECTION: THE INLET STRUCTURES AND PIPE WALLS SHALL BE INSPECTED TO ASSURE INTEGRITY. ANY STRUCTURAL DEFICIENCY SHALL BE REPAIRED.

4. THE BOROUGH WILL HAVE PERMISSION TO INSPECT THE BASIN AT ANY TIME AND IF THE BASIN IS FOUND TO BE DEFICIENT, THE BOROUGH MAY GIVE WRITTEN NOTICE TO THE OWNER. THE OWNER WILL THEN BE REQUIRED TO REPAIR THE DEFICIENCIES AT THE OWNER'S EXPENSE.

REV.	DATE	DESCRIPTION	DRAWN	CHKD.
4	1/25/02	REVISE GRADING	MAG	CWQ
3	10/19/01	REVISE OUTBOUNDS	TAB	WJS
2	5/25/01	REVISED PER REVIEW COMMENTS	-	-
1	5/10/01	REVISED PER ENGINEER'S REVIEW LETTER	TAB	CWQ

GRADING & UTILITY PLAN
CASTLE ACADEMY
BLOCK 13.01, LOTS 3, 3.01 & 4
BOROUGH OF BARRINGTON, CAMDEN COUNTY, NEW JERSEY

DATE: 04/12/01	DRAWN BY: TAB/ABA	PROJECT NO. 2000-149
SCALE: AS NOTED	CHECKED BY: CWQ	SHEET NO. 4 OF 8

CLIFTON W. QUAY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 42760
1.29.02
DATE

QUAY ASSOCIATES
INCORPORATED
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