

SPACE AVAILABLE

FEINBERG
and
McBURNIEY
Realtors

856-489-8887

AVAILABLE:
Lease/Sale/Build-to-Suit
Prominent Corner Site

APPROVED FOR DENTAL OFFICE

6 E. White Horse Pike, Audubon, NJ



Building Size

1,300+/- Sq. ft.

Land Size:

18,200 Sq. ft
(Approx. 143' x
127')

**Former "Getty" Property*

**Approved By Audubon Borough for a
5-operatory dental office, with parking.*

**Available for Sale, Lease, or
Build-to-Suit*

Adult Population:

1 Mile: 15,051

3 Miles: 101,873

5 Miles: 255,756

Housing Units :

1 Mile: 8,510

3 Miles: 56,917

5 Miles: 135,409

Demographics via Loopnet

NOTES:

-Zoning: "B" - Business: Audubon Boro

- Deed Restricted: No Automotive
Service permitted

- Free standing building located on
heavily travelled Rt. 30 & Nicholson Road

- Traffic Count: 17,572 (Rt. 30- 2010)

- Taxes: \$12,023 (Year 2013)

- Public sewer, water & gas

More Information? Contact:

Marc Raiken: mraiken@f-mcb.com or Harriet Summers: hsummers@f-mcb.com

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.

CERTIFICATIONS
 I, **GARY WESTPHAL**, AUDUBON PROPERTIES LLC, CAMDEN, NJ 08103, hereby certify that the information furnished by me is true and correct to the best of my knowledge and belief.

DATE: _____

DATE: _____

DATE: _____

DATE: _____



U.S.G.S. REV. MAP
 11"X6000

SITE DATA
 OWNER: AUDUBON PROPERTIES LLC
 6 SOUTH WHITE HORSE PIKE
 CAMDEN, NJ 08103

TAX MAP DATA:
 PLATE: B, BLOCK: 32, LOT: 13, 15
 LOT AREA: 19,633 SQ. FT., 0.45 ACRES
 ZONING: B, BUSINESS DISTRICT

EXISTING USE: SERVICE STATION
PROPOSED USE: DENTAL OFFICE (NOT PERMITTED IN B ZONE)

EXISTING BUILDING AREA: 1315 SQ. FT.
PROPOSED ADDITION: 480 SQ. FT.
TOTAL PROPOSED BUILDING AREA: 1795 SQ. FT.
EXISTING OPEN SPACE: 1625 SQ. FT., 8.2%
PROPOSED OPEN SPACE: 3895 SQ. FT., 19.7%
REQUIRED PARKING: 1 SPACE PER 100 SQ. FT. = 17.9
PROPOSED PARKING: 18

SITE PROPOSAL:
 RENOVATE EXISTING BUILDING FOR DENTAL OFFICE USE
 ADDITION OF 480 SQ. FT. OF NEW BUILDING / PARKING
 RENOVATE EXISTING DRIVEWAY, CURB, PARKING AREAS

SITE PLAN

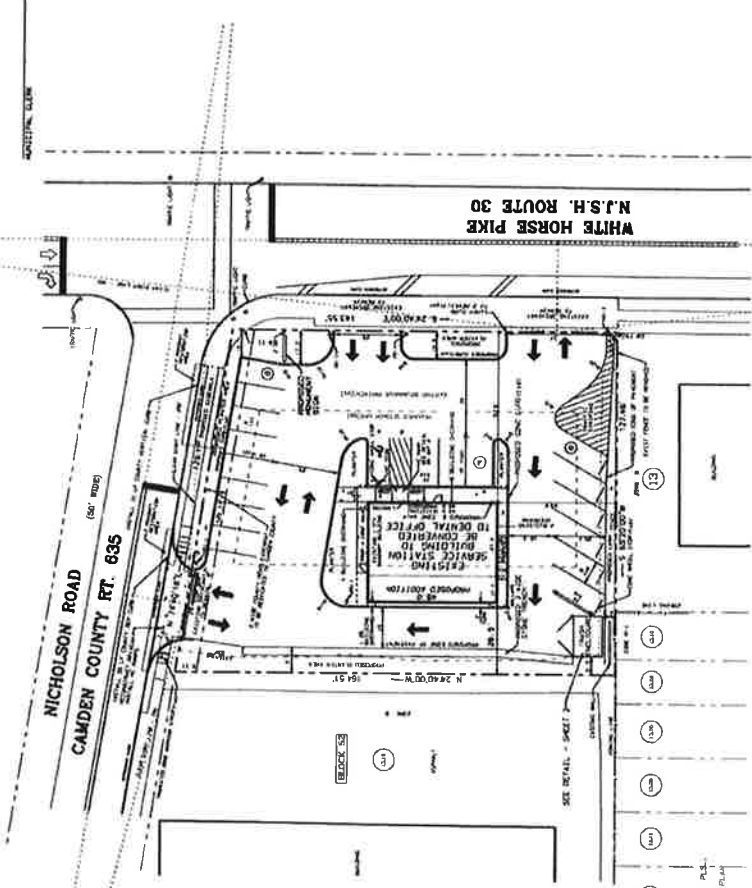
JACK J. GRAVLIN JR., P.E.
 MAILING ADDRESS:
 P.O. BOX 281, WEST BERLIN, NEW JERSEY 08091
 PHONE: 609-897-0443 FAX: 609-895-6109
 EMAIL: j11@earthlink.net

AUDUBON PROPERTIES LLC
 6 SOUTH WHITE HORSE PIKE
 BLOCK 52, LOT 13, 15
 BOROUGH OF AUDUBON, CAMDEN CO., NJ

JACK J. GRAVLIN JR.
 PROFESSIONAL ENGINEER, LIC. NO. 52815

DATE: 11/11/2010	SCALE: 1"=20'
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STORY	PROPOSED	PERMITTED	CONFORM
PRE-SPACING SIGN	10' X 6' @ 12.50' TYPICAL	75' SQ. FT.	YES
STATION SIGN	PROPOSED WIDTH = 8' FT.	4'	NO**
	PROPOSED SIGN BACK = 2' FT.	10'	NO**
PROPOSED SIGN	HEIGHT: 48' SQ. FT.	1.0 SF / LF OF BLDG	YES
ALUMINUM SIGN	SIZE: 38.6 SQ. FT.	MIN. 1.50 FT.	NO**
PROPOSED SIGN	SIZE: 2.58 FT.	MIN. 1.50 FT.	NO**



BULK REQUIREMENTS

MIN. BUSINESS DISTRICT (LESS THAN 100' LOT DEPTH)
 AREA AND BULK REQUIREMENTS
 SUB-SECTION 1.7. BUSINESS - OTHER USES

LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. SIDE SETBACK	MIN. BLDG COVERAGE	MIN. LOT COV. FRONT	MIN. LOT COV. REAR	MIN. LOT COV. SIDE
10,000 SQ. FT.	40.00 FT.	143.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
15,000 SQ. FT.	45.00 FT.	150.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
20,000 SQ. FT.	50.00 FT.	157.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
25,000 SQ. FT.	55.00 FT.	164.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
30,000 SQ. FT.	60.00 FT.	171.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
35,000 SQ. FT.	65.00 FT.	178.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
40,000 SQ. FT.	70.00 FT.	185.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
45,000 SQ. FT.	75.00 FT.	192.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%
50,000 SQ. FT.	80.00 FT.	199.00 FT.	15.00 FT.	15.00 FT.	15.00 FT.	20.00%	10.00%	10.00%	10.00%

** VARIANCE REQUIRED

ADDITIONAL REGULATED PARAMETERS:
 1. 200'-50.0' = 1.247' PER 100' OF SETBACK FROM FRONT YARD AND SIDE

- ORIGINAL NOTES:**
1. ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE BOROUGH OF AUDUBON.
 2. CONTOUR / ELEVATION DRAWINGS SHALL BE PROVIDED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOROUGH OF AUDUBON ZONING ORDINANCES.
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 8. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE BOROUGH OF AUDUBON.
 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOROUGH OF AUDUBON AND THE STATE OF NEW JERSEY.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOROUGH OF AUDUBON ZONING ORDINANCES.
 12. ALL ROAD OPENINGS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF AUDUBON ZONING ORDINANCES.
 13. NO PART OF THE BUILDING, INCLUDING ELEVATIONS, SHALL EXTEND BEYOND THE FACE OF CURB.

I CERTIFY I AM THE OWNER / APPLICANT AND
 CONSENT TO THE FILING OF THESE PLANS

Gary Westphal
 GARY WESTPHAL, AUDUBON PROPERTIES LLC

