

OFFICE FOR SALE

# Professional Office Building

307 W. Broad Street, Burlington, NJ 08016

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

±1,225 SF Office Building For Sale

### PROPERTY HIGHLIGHTS

- New roof installed.
- Sale is as is with buyer's right to inspection.
- Property has full basement.
- Easy access to train station with trains running to New York, Philadelphia and Trenton.
- Street parking and parking in the rear of building.
- Several restaurants and diners, as well as retail businesses to choose from on High Street and Route 130.
- Real estate taxes \$4,197.90 (2022)

### LOCATION DESCRIPTION

Located in close proximity to Route 130 and Burlington Bristol Bridge

### OFFERING SUMMARY

SALE PRICE:	\$165,000
BUILDING SIZE:	1,225 SF

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

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WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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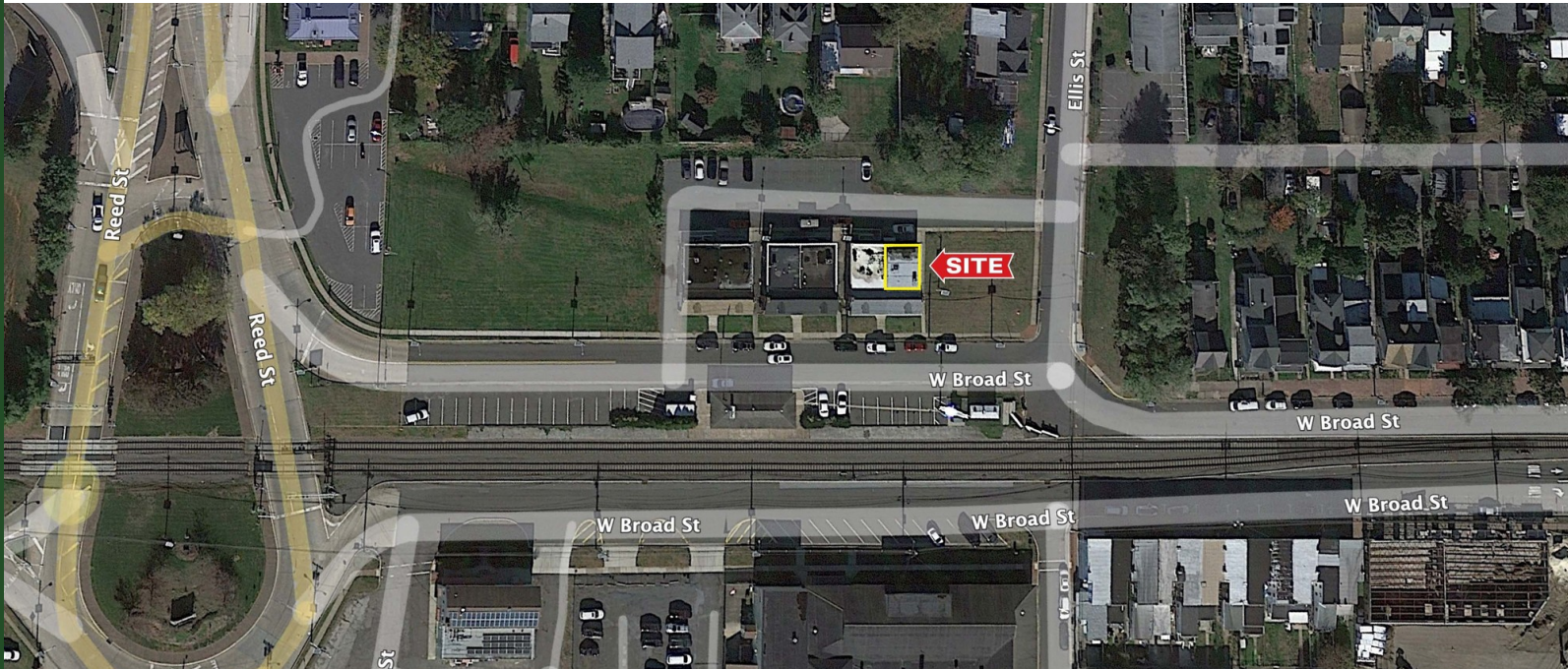
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## EXTERIOR AND AERIAL MAP



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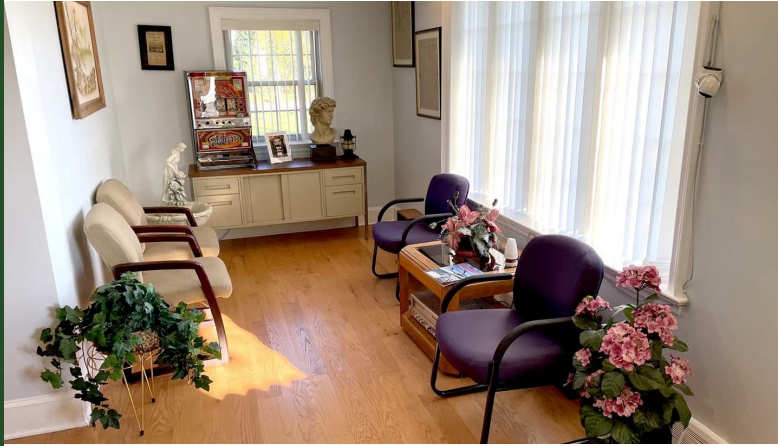
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## ADDITIONAL PHOTOS



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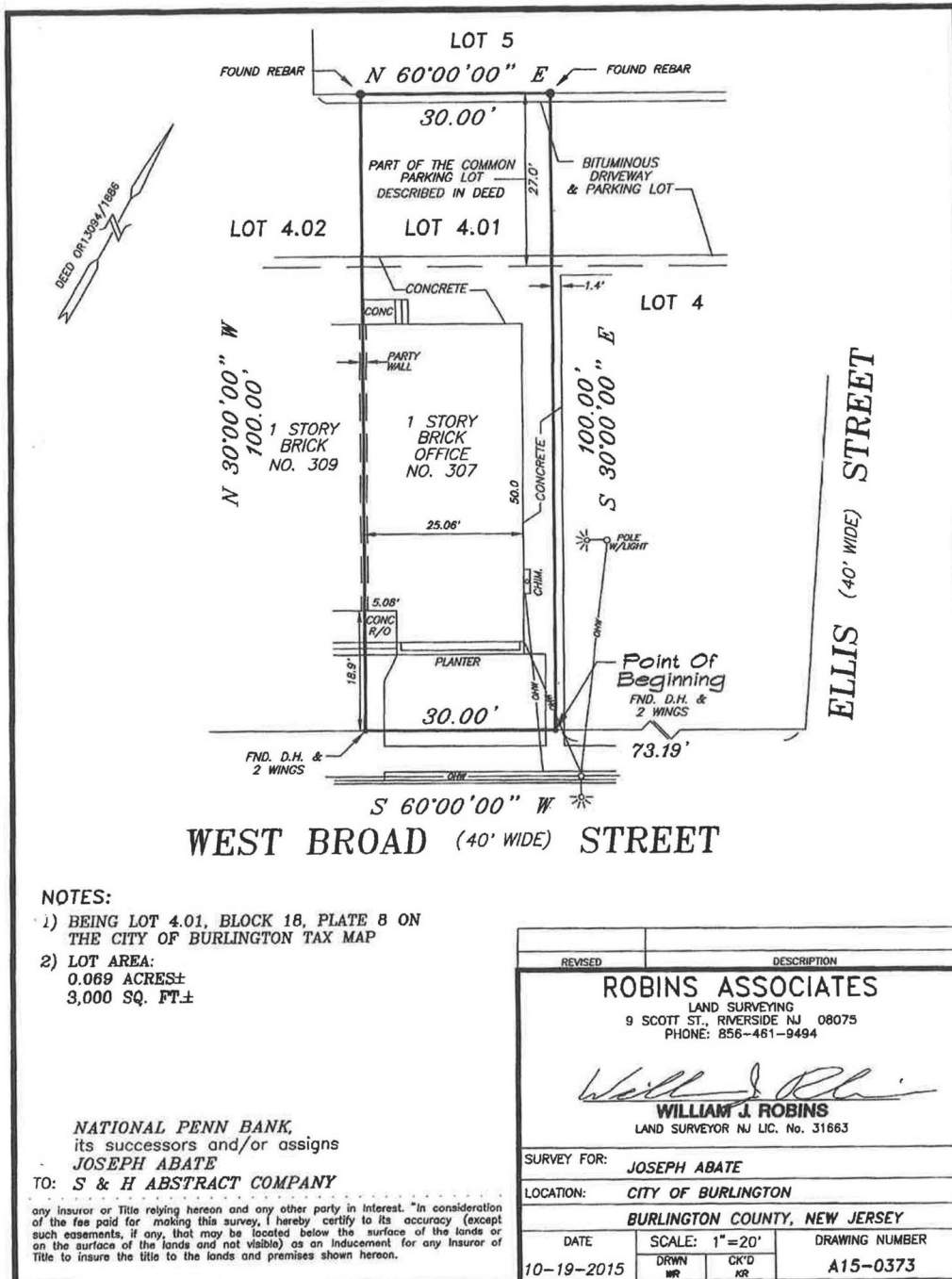
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## LAND SURVEY



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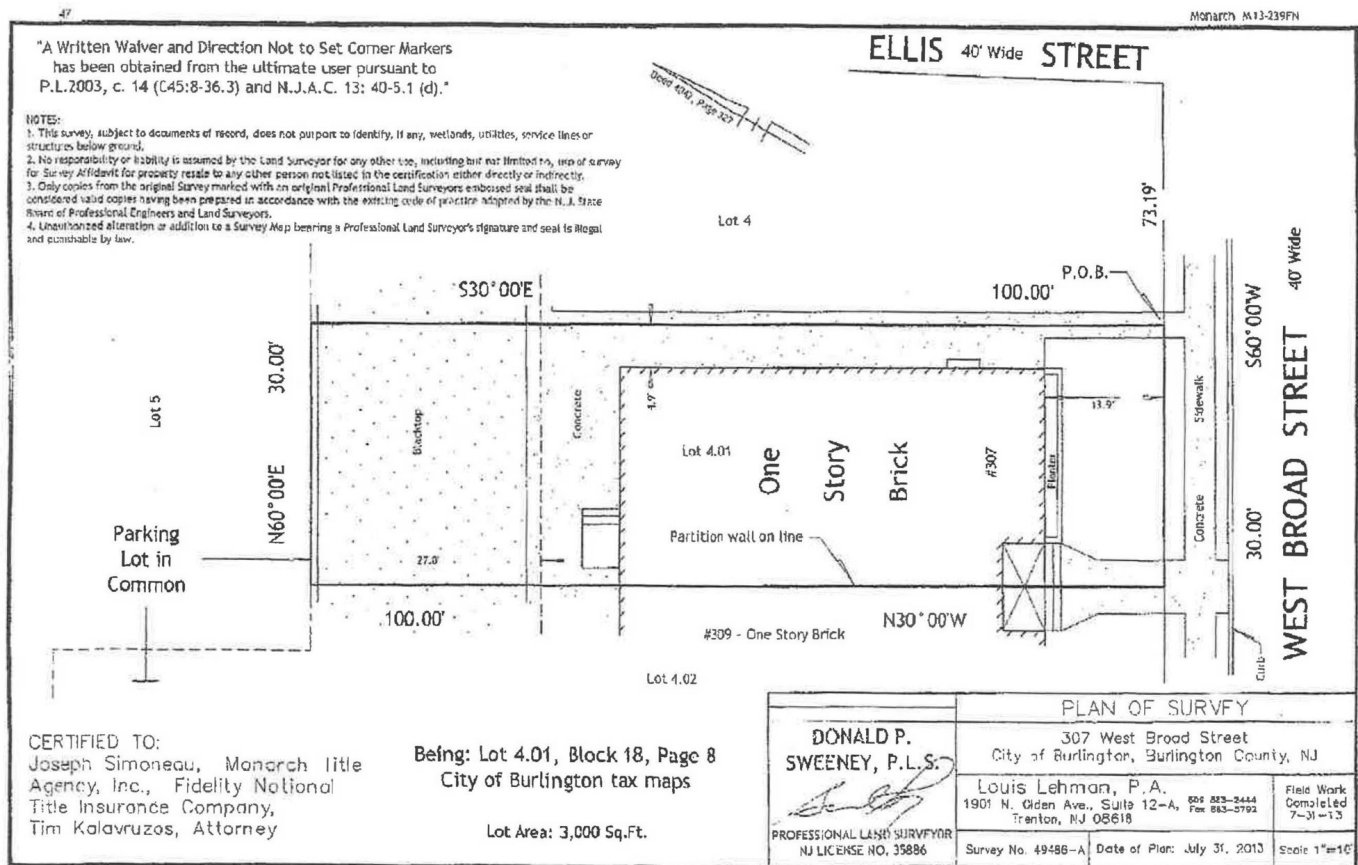
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## PLAN OF SURVEY



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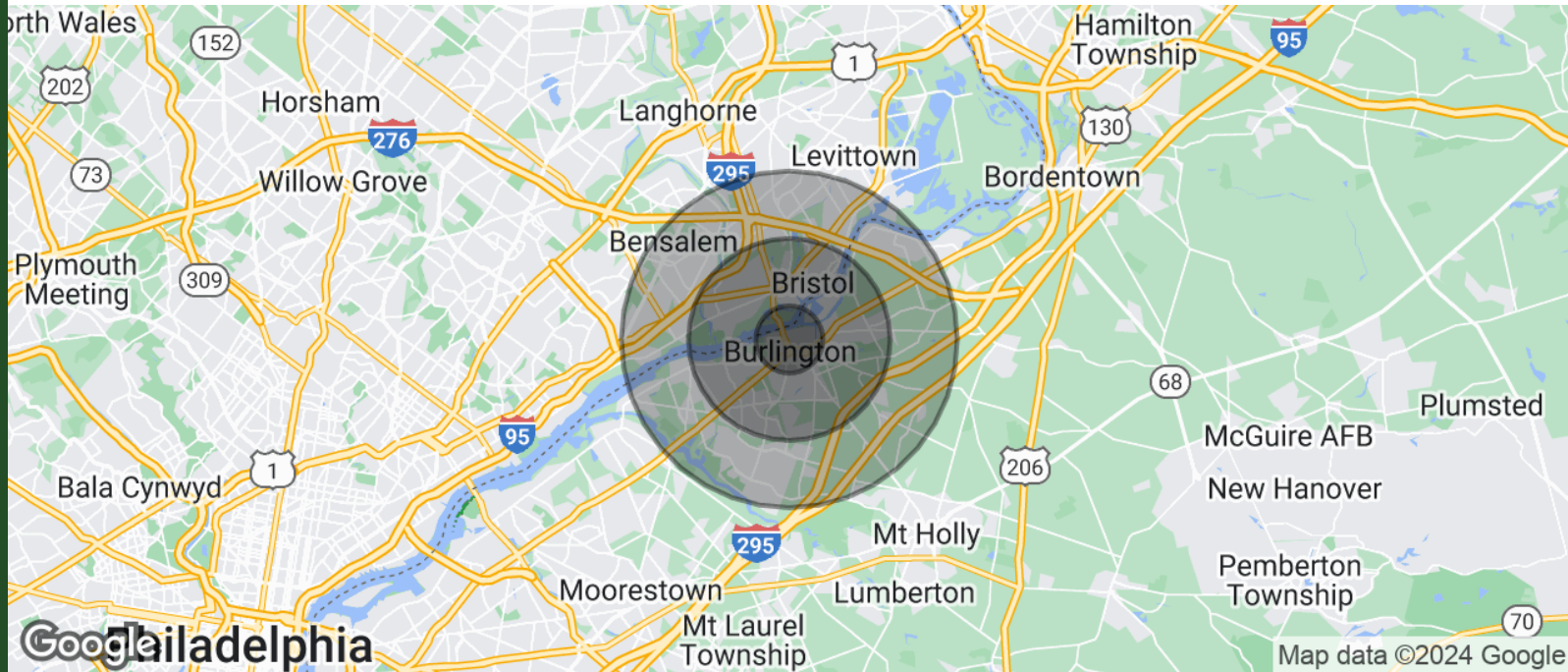
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,123	72,469	172,372
AVERAGE AGE	42.1	40.2	40.9
AVERAGE AGE (MALE)	40.9	38.6	38.4
AVERAGE AGE (FEMALE)	41.8	40.7	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,512	29,583	69,794
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$75,998	\$79,909	\$86,671
AVERAGE HOUSE VALUE	\$200,124	\$214,220	\$226,210

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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