



Eagle Realty USA

For Sale!

1920 Burl-Mt Holly Rd, Mount Holly (Westampton Twp.), Burlington County, NJ

[Link to Google Aerial](#)



- **SOLD!**
- Located at the signalized intersection minutes from NJ Turnpike & I-295
- +/- 1.63 Acres
- Reciprocal cross easement through the Burr Road Office Center
- Utilities: Public Sewer and Water
- Zoning: C - Commercial
- Zoning Code: <https://ecode360.com/8752080>
- Zoning Map: https://www.westamptonnj.gov/sites/g/files/vyhlf171/f/uploads/zoning_map.pdf
- Traffic Count: 26,148 AADT Burl-Mt Holly Rd
Source: NJDOT
- Area Retailers Include: Starbucks, Burger King, McDonalds, Pizza Hut, Taco Bell, Boston Market, Popeyes, Subway, TGI Fridays, Applebee's, Cracker Barrel, CVS, Acme, Home Depot, Kohls, Staples, Dick's Sporting Goods, Dollar General, Dollar Tree, Advance Auto Parts, Verizon, AT&T, TD Bank, Santander Bank, WSFS Bank, Wawa, Bayada Home Health, Red Carpet Inn, Holiday Inn Express, Courtyard By Marriott, Comfort Inn, Red Roof Inn, Hilton Garden Inn
- Demos:

Radius:	Population:	Median Income:
1 Mile	5,530	\$99,000.00
2 Mile	17,682	\$87,400.00
3 Mile	32,481	\$82,550.00

Source: Demographix

Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

“We Close Deals... That’s the Bottom Line”

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member–Broker of Record
Phone 973.598.1500 Ext 11
Mobile 973.713.7700

Gary@EagleRealtyUSA.net

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



AERIAL CLOSE

1920 Burl-Mt Holly Rd, Mount Holly (Westampton Twp.), Burlington County, NJ

[Link to Google Aerial](#)



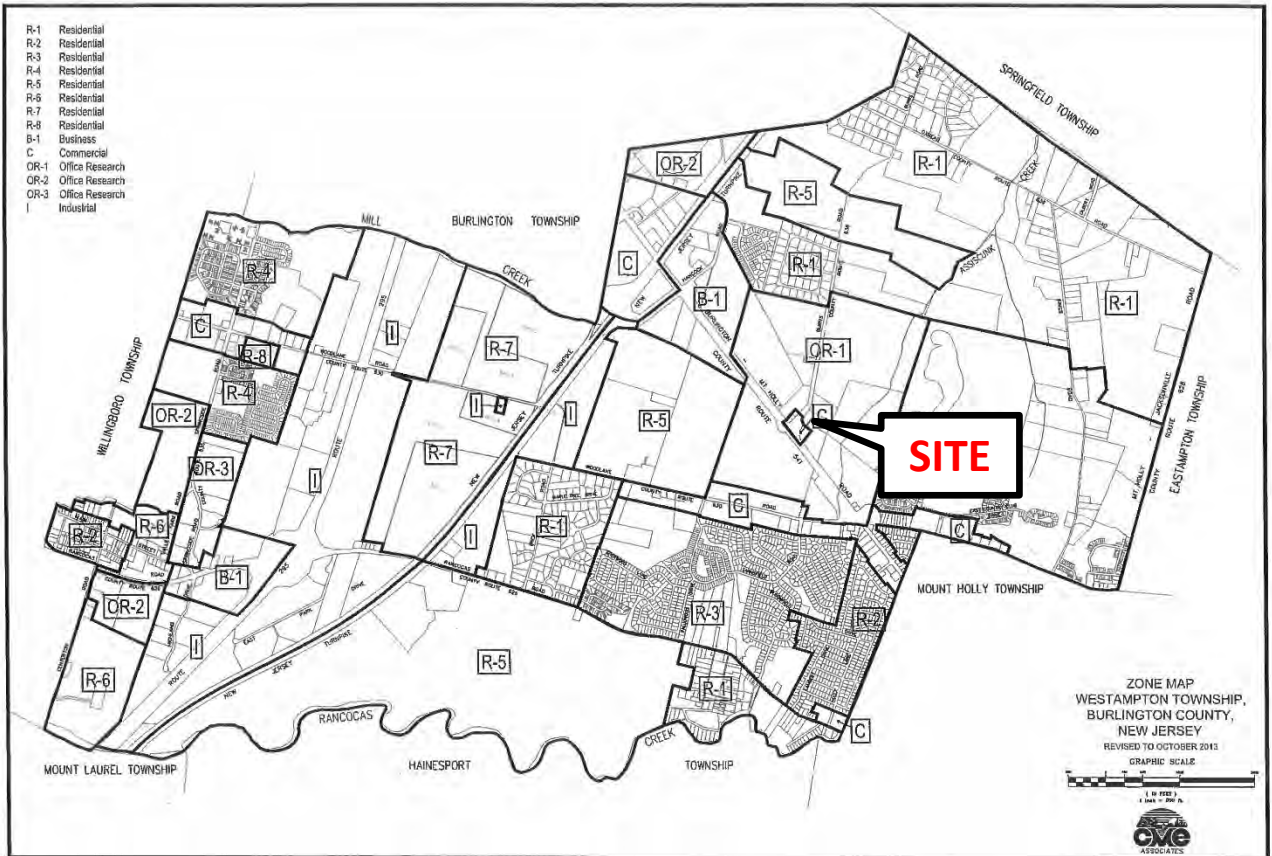
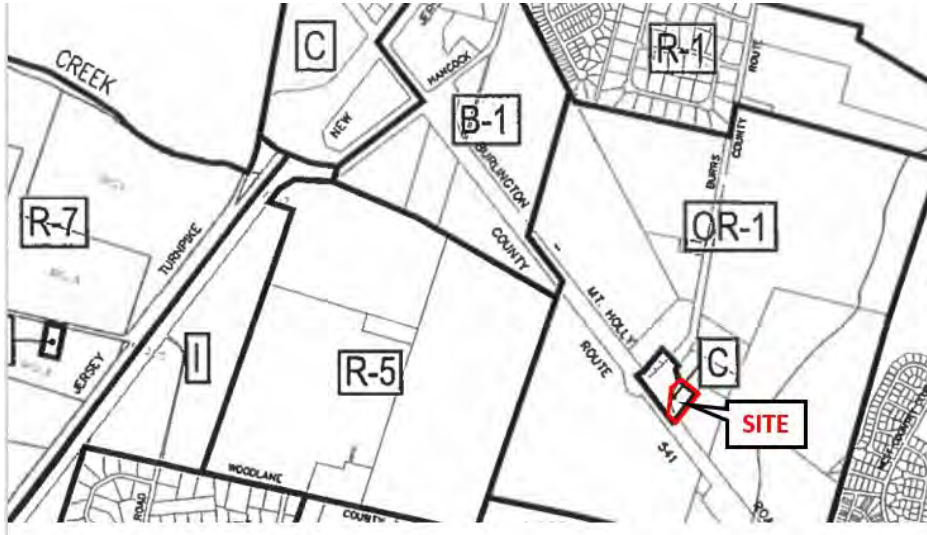
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



ZONING MAP

1920 Burl-Mt Holly Rd, Mount Holly (Westampton Twp.), Burlington County, NJ

[Link to Google Aerial](#)



[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



ZONING CODE

1920 Burl-Mt Holly Rd, Mount Holly (Westampton Twp.), Burlington County, NJ

[Link to Google Aerial](#)

§ 250-16. Commercial (C) Zone. [Added 4-28-1998 by Ord. No. 8-1998]

The following regulations shall apply in the Commercial Zone:

A: Permitted uses:

- (1) Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens, convenience stores, art galleries and frame shops, antique stores, jewelry stores, drug stores, home furnishing stores, sporting good stores, gift shops, hobby shops, toy stores, book and magazine stores with associated instructional activities, record and tape stores, video stores, camera stores, pet shops, art supply stores, clothing stores, consignment shops, shoe stores, hardware stores, package liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment stores, appliance equipment stores and florists.
- (2) Retail service establishments, limited to barber and beauty shops, tailoring and dressmaking shops, dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, optical services and optical clinics, printing and copying shops, mail service, dance instructors, health and physical activities, photography studios and upholsterers.
- (3) Restaurants.
- (4) Banks and financial institutions, including drive-in facilities.
- (5) Offices for professional, quasi-professional and business uses.
- (6) Medical and dental clinics and laboratories.
- (7) Theaters and bowling alleys.
- (8) Car washes.
- (9) Funeral homes and mortuaries.
- (10) Lodges and fraternal organizations.
- (11) Shopping centers.
- (12) Child-care centers.
- (13) Public buildings and uses.

[Zoning Code](#)



ZONING CODE

1920 Burl-Mt Holly Rd, Mount Holly (Westampton Twp.), Burlington County, NJ

[Link to Google Aerial](#)

B: Accessory uses permitted:

- (1) Off-street parking.
- (2) Garages to house delivery trucks or other commercial vehicles.
- (3) Accessory uses customarily incidental and subordinate to the permitted uses, provided that the sale of gasoline from pumps at retail to the motoring public shall not be allowed as an accessory use to a convenience store. **[Added 5-8-2001 by Ord. No. 13-2001]**
- (4) Solarenergy systems, subject to §250-22.1.

C. Conditional uses permitted (see § 250-26 for standards):

- (1) Motor vehicle service stations.
- (2) Hotels and motels.
- (3) Hospitals and nursing homes.

D. Area, yard and bulk requirements are provided in the Schedule of Area, Yard and Bulk Requirements - Table II, attached hereto.

E. Parking and loading requirements:

- (1) One space per 250 square feet of gross floor area for all uses except for restaurants, theaters and bowling alleys.
- (2) One space per three seats for restaurants and theaters.
- (3) Four spaces per alley for bowling alleys.
- (4) See § 250-22Q for additional parking requirements.
- (5) See § 250-22R for off-street loading requirements.

F. Screening and buffering requirements:

- (1) Front yard buffers shall be planted to a depth of 20 feet from the front lot line.
- (2) Screen plantings shall be provided to a depth of 20 feet along property lines where a nonresidential use abuts another nonresidential use.
- (3) Where nonresidential uses abut residential uses along a side or rear lot line, the landscaped screen shall be planted to a depth of 30 feet.

[Zoning Code](#)