



# CENTRAL HIGHWAY LOCATION

3330 BARGAINTOWN RD, STE #2  
EGG HARBOR TWP, NJ



**\$21/SF GROSS + UTILS (INCL. BASE-YEAR TAXES)**

**GATEWAY TO ATLANTIC CITY!**

Presented by Team Baehrle

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1001 TILTON RD, NORTHFIELD, NJ 08225

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# PRIME LOCATION!



## **3330 BARGAINTOWN RD, #2 EGG HARBOR TWP, NJ**

TURN-KEY OFF/PRO SPACE IN HIGHLY-VISIBLE LOCATION CLOSE TO PARKWAY. CONSISTS OF 3,400 SF. COMMON PARKING FOR +/-75 VEHICLES. SUITE LOCATED IN THE FRONT OF THE BUILDING FACING HIGHWAY. IDEAL FOR OFF-PRO USES W/ POSSIBILITY OF RETAIL.

### **LEASE**

**\$21/SF GROSS + UTILS  
(INCL. BASE-YEAR TAX)**



1001 TILTON RD  
NORTHFIELD, NJ 08225  
609-646-1900



**RICH BAEHRLE**  
GET RICH IN REAL ESTATE  
RICHARD P. BAEHRLE, REALTOR  
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## **PROPERTY PHOTOS**











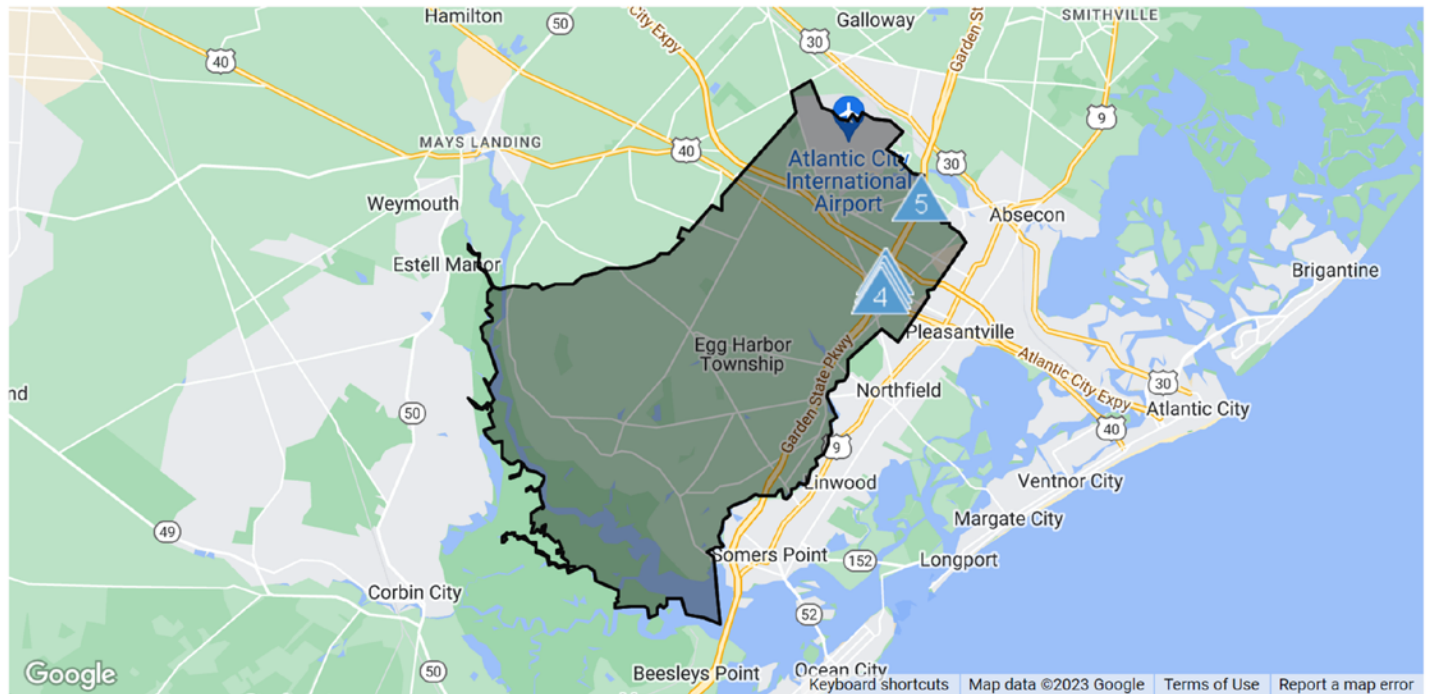




# FACTS



## Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

| 1                                                                                          | 2                                                                                                    | 3                                                                                 | 4                                                                                   | 5                                                                                |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>63,172</b>                                                                              | <b>60,457</b>                                                                                        | <b>59,778</b>                                                                     | <b>56,242</b>                                                                       | <b>52,306</b>                                                                    |
| 2022 Est. daily traffic counts                                                             | 2022 Est. daily traffic counts                                                                       | 2022 Est. daily traffic counts                                                    | 2022 Est. daily traffic counts                                                      | 2022 Est. daily traffic counts                                                   |
| Street: Garden State Pky<br>Cross: Atlantic City Expy<br>Cross Dir: NE<br>Dist: 0.32 miles | Street: Garden State Parkway Northbound<br>Cross: Washington Ave<br>Cross Dir: S<br>Dist: 0.14 miles | Street: Garden State Parkway<br>Cross: Washington Ave<br>Cross Dir: SW<br>Dist: – | Street: Garden State Pky<br>Cross: Lincoln Ave<br>Cross Dir: SW<br>Dist: 0.09 miles | Street: Garden State Pky<br>Cross: Wescoat Rd<br>Cross Dir: N<br>Dist: 0.1 miles |
| Historical counts                                                                          | Historical counts                                                                                    | Historical counts                                                                 | Historical counts                                                                   | Historical counts                                                                |
| Year Count Type                                                                            | Year Count Type                                                                                      | Year Count Type                                                                   | Year Count Type                                                                     | Year Count Type                                                                  |
| 2004 <span style="color: blue;">▲</span> 62,900 AADT                                       | 2017 <span style="color: blue;">▲</span> 60,385 AADT                                                 | 2018 <span style="color: blue;">▲</span> 59,721 AADT                              | 2004 <span style="color: blue;">▲</span> 56,000 AADT                                | 2006 <span style="color: blue;">▲</span> 52,200 AADT                             |
|                                                                                            |                                                                                                      |                                                                                   | 1998 <span style="color: red;">▲</span> 19,560 AADT                                 |                                                                                  |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## Egg Harbor Township, NJ 08234: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2021, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 08234





## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

08234



## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

2021  
2025 (Projected)



## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

2021  
2025 (Projected)



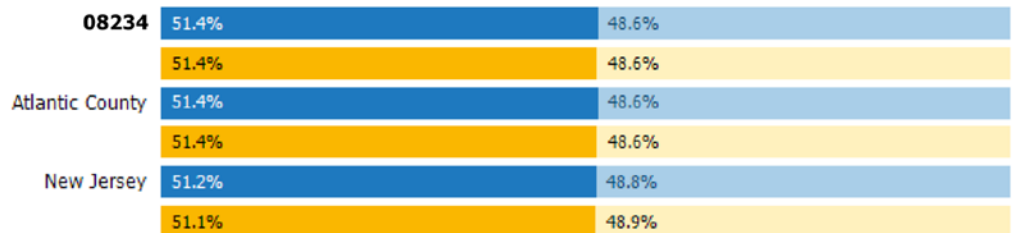
## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Women 2021  
Men 2021  
Women 2025 (Projected)  
Men 2025 (Projected)



## Egg Harbor Township, NJ 08234: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually





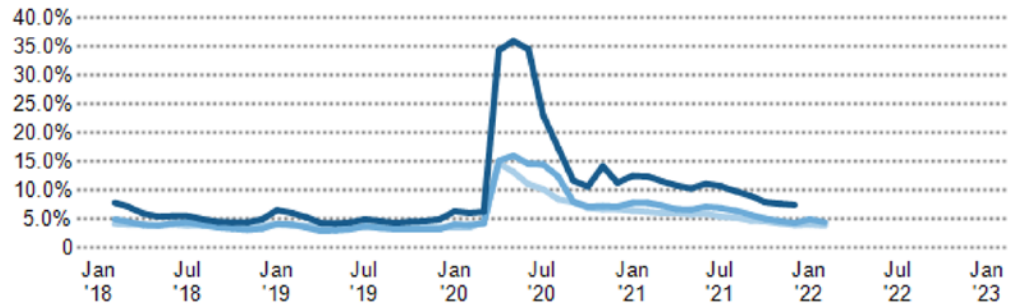
## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

Atlantic County  
New Jersey  
USA

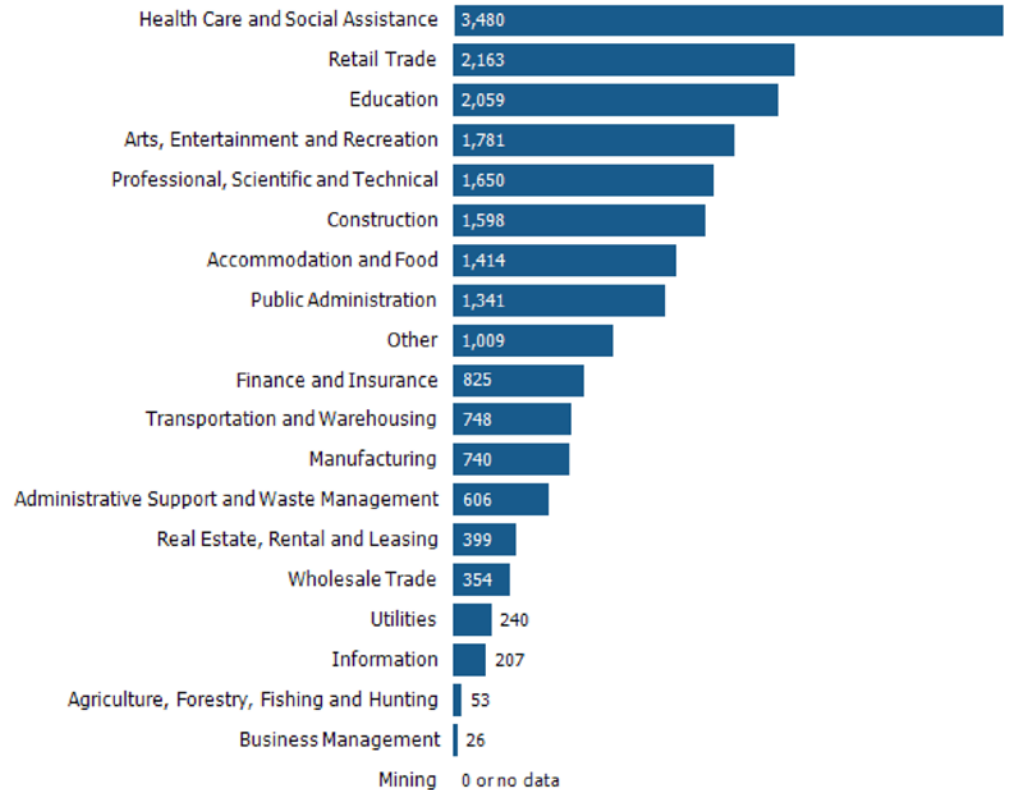


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2021

Update Frequency: Annually



## ZONING



**§ 225-35. NB Neighborhood Commercial District. [Amended 12-8-1982 by Ord. No. 71-1982; 2-24-1993 by Ord. No. 9-1993; 3-14-2001 by Ord. No. 8-2001; 6-12-2002 by Ord. No. 35-2002]**

**A. Permitted principal uses shall be:**

- (1) Restaurants, including drive-in and quick-food restaurants. **[Amended 12-21-2011 by Ord. No. 39-2011]**
- (2) Professional or business offices; banks.
- (3) Private or public schools, clubs and eleemosynary uses.
- (4) Food markets and supermarkets, delicatessens, bakeries; liquor stores. **[Amended 12-21-2011 by Ord. No. 39-2011]**
- (5) Personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors, hardware shops and drugstores.
- (6) Business services limited to shops of plumbers, carpenters, electricians, painters or similar tradesmen, provided that in these permitted stores or shops, no merchandise shall be carried other than that intended to be sold at retail on the premises, and provided that only electric motor power is used for operating any machine used incidental to any permitted use and that in no one store shall more than a five-horsepower motor be so employed.
- (7) Retail sales and retail services. **[Added 4-11-2012 by Ord. No. 8-2012<sup>1</sup>]**
- (8) Personal wireless telecommunications facility not to exceed 120 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**
- (9) Commercial recreation facilities, including outdoor and indoor theatres, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and others similar to those noted herein. **[Added 5-30-2007 by Ord. No. 28-2007]**

**B. Permitted accessory uses shall be:**

- (1) Uses and buildings customary and incidental to the primary use or building.
- (2) Private garages.
- (3) Personal wireless telecommunications equipment facility not to exceed 15 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**

**C. Area, yard and building requirements shall be as specified in § 225-7.**

**D. Permitted modifications and conditional uses:**

- (1) Automotive repair and service uses subject to the following special requirements:

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1. Editor's Note: This ordinance also redesignated Subsection A(7) and (8) as Subsection A(8) and (9), respectively.

- (a) No automotive repair or service shop shall store out of doors in a front or side yard any wrecked, damaged, disassembled (either in whole or in part) vehicles, boats or used automotive or marine parts or used supplies or materials thereof. Any such storage area located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front of the premises or the front of any adjacent premises. No materials whatsoever may be stored within the front yard setback for the NB Zone.
  - (b) No part of any building used as an automobile repair shop nor equipment incidental thereto shall be erected within 100 feet of any residential zone boundary line.
  - (c) All lifts and greasing equipment shall be located within an enclosed building.
  - (d) A landscaping buffer in accordance with §§ 94-8 and 94-22 shall be installed at a minimum width of 50 feet along the front and sides of the premises.
- (2) Shopping centers subject to a minimum lot area requirements of three acres. **[Added 12-21-2011 by Ord. No. 39-2011]**
  - (3) Gasoline filling stations; mixed retail sales and gasoline filling stations subject to additional standards set forth in § 225-71. **[Added 4-11-2012 by Ord. No. 8-2012]**

E. Other requirements shall be:

- (1) (Reserved)
- (2) Landscape and buffer requirements as specified in §§ 94-8 and 94-22 of the Township Code.
- (3) Transition or buffer area requirement. A landscaping buffer strip of 15 feet in width shall be installed along any common property line of a lot in the NB Zone and residential zones, except that when the adjoining lot in the residential zone is used for nonresidential purposes, no buffer strip shall be required.







# EXPERIENCE LEADERSHIP **RICH** RICHARD BAEHRLE INNOVATION

Depend on Rich's expertise when buying, selling or leasing **commercial real estate**.

- OFFICE SPACE
- RETAIL SPACE/SHOPPING CENTERS
- LAND
- HOTELS/MOTELS
- RESTAURANTS
- WAREHOUSE/FLEX SPACE
- OTHER BUSINESS OPPORTUNITIES
- RESIDENTIAL PROPERTIES

For more than 35 years, Richard P. Baehrle has been the leader in commercial real estate in Atlantic, Cape May and Cumberland counties. **Rich** uses creativity and tenacity to achieve **RESULTS**.

## A PROVEN RECORD

- Atlantic County Board of REALTORS® Platinum Award
- Atlantic County Board of REALTORS® Gold Award
- Top Producer (multiple years)
- Commercial Agent of the Year (multiple years)
- #1 Commercial Agent for Prudential Fox & Roach, REALTORS® 2010 | 2011 | 2012 | 2013
- Atlantic County Community Involvement Award



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**BERKSHIRE  
HATHAWAY**  
HomeServices

Fox & Roach, REALTORS®

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### PROFESSIONAL MARKETING POWER

Rich draws from a wide range of marketing tools and techniques to help his clients achieve their goals:

- Networking through regional business and community organizations; the 4,500+ sales associates at 65 Berkshire Hathaway Home Services Fox & Roach offices; and contacts developed through more than 29 years in the business
- Internet marketing, including listings on the Multiple Listing Service (MLS) as well as LoopNet and CoStar, the leading commercial real estate sites
- Direct marketing to an extensive database of professional contacts

### STRONG COMMUNITY CONNECTIONS

Rich is devoted to giving back to the community, serving on the original board of the Alcove Center for Grieving Children.

Rich is active in issues that affect the region's business and economic health.

- Chairman, Atlantic County Economic Development Council 2009 thru 2013
- Past President, Atlantic County Mainland Chamber of Commerce
- President, Northfield Economic Development Committee
- President, Professional Networking Club
- Member, Galloway Township Economic Development Committee Board and Metropolitan Business Civic Association

**WHEN YOU'RE INVESTING IN REAL ESTATE,  
IT PAYS TO GET RICH!**



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