

SPACE AVAILABLE

856-489-8887

AVAILABLE FOR SALE!

"Car For You"

Car Dealer and Auto Service Property

385 Evesham Avenue (at S. Charleston Ave.)
Borough of Lawnside, Camden County, NJ



Street View



Aerial View

Building Size:
1,800 Sq. ft. (3-bay)
Land Size:
Dealership: .56 acre
Add'l Lot: .19 acre

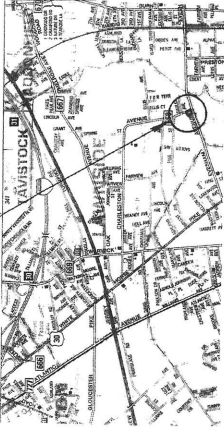
Adult Population:
1 Mile: 7,997
3 Miles: 77,685
5 Miles: 208,144
Housing Units (2015):
1 Mile: 3,682
3 Miles: 38,496
5 Miles: 105,468
Average Household Income:
1 Mile: \$70,533
3 Miles: \$89,899
5 Miles: \$88,089

NOTES:

- Car Dealership & 3-Bay Repair Facility
- Building Constructed in 2012
- Includes one additional lot for residential development or expansion.
- Includes Business, Equip. & Inventory
- Zoning: "B-B" Commercial
- Join Wal-Mart, LA Fitness & Cinemark

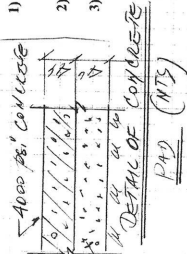
More Information? Contact:
Marc Raiken: mraiken@f-mcb.com

SITE LOCATION



Notes:

- 1) Tax Map Reference
Borough of Lawnside,
Block 805, Lots 22 & 23
- 2) Containing: 24459 +/- s.f.
- 3) Zoning BB



NOTE: The owner of this representative is to designate all individual responsible for the accuracy of the information herein. This plan is submitted in accordance with the provisions of the Constitution Code and C.R. 1926.32 in (OSHA, CONSTRUCTION PERMITS).

ZONING REQUIREMENTS

A. Uses: The proposed use is classified as a permitted principal use under the prevailing zoning and is in conformance with the uses permitted under the B.A. Business District, Section 96-80 A.(1) refers.

B. Area and Bulk Requirements (Note 3):

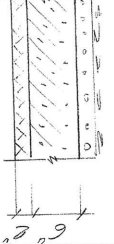
Requirement	Minimum	Maximum	Notes
96-80.B.(1) Lot Area	3,500 sq. ft.	24,459 sq. ft.	C
96-80.B.(2) Minimum Lot Width	30 ft.	96 ft.	C
96-80.B.(4) Minimum Side Yard	0 ft. (None)	22 ft.	C
96-80.B.(5) Minimum Rear Yard	20 ft.	22 ft.	C
96-80.B.(6) Maximum Height	3 stories/40 ft.	1 story/40 ft.	C
96-80.B.(3) Maximum Coverage	Building 50%	7.4%	C

C. Compliance.

Notes:

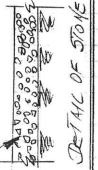
1. A Zoning Schedule should be added to the plan.
2. The setback is to be the average setback of existing buildings within 200 feet on the same side of the street, but in no instance less than 20 feet.
3. No side yard is required where the proposed structure is designed wholly for the conduct of business.
4. No operations in support of the business will occur within a public right-of-way.

I-5 2" HOT ASPHALT MIX OVER EXIST. CONCRETE



DETAIL OF PAVEMENT

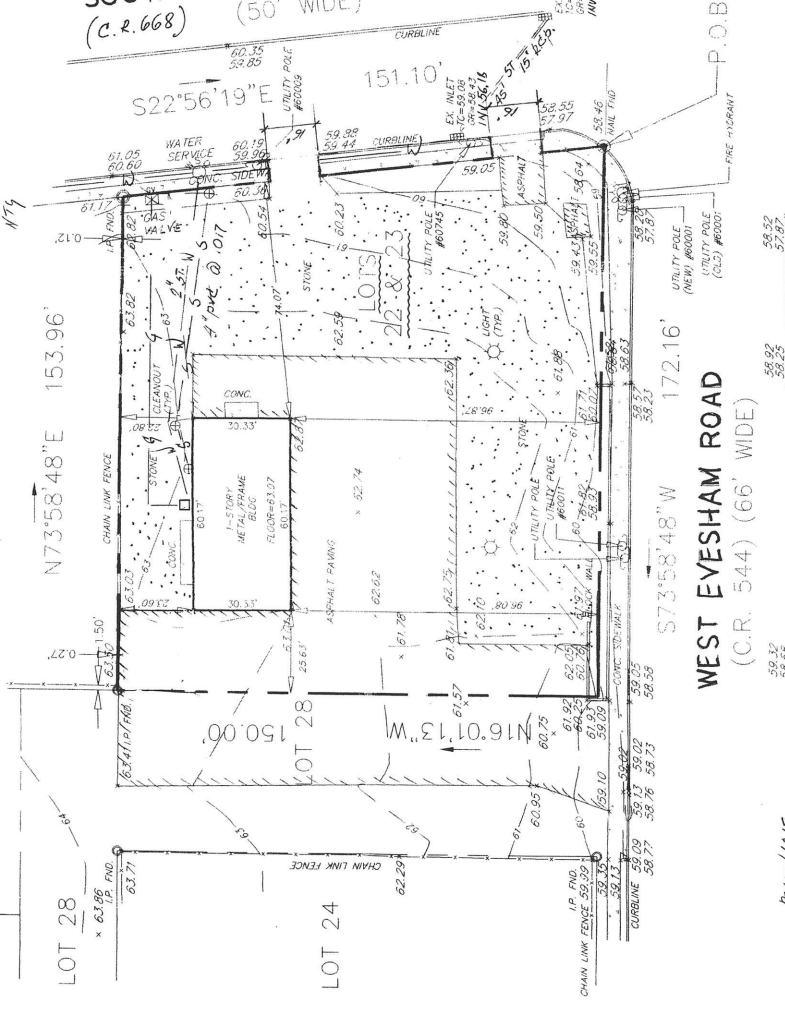
3/4" CRUSHER STONE



DETAIL OF STONE COVER

SOUTH CHARLESTON AVENUE
(C.R. 668) (50' WIDE)

WEST EVESHAM ROAD
(C.R. 544) (66' WIDE)



This Plan is based on the existing Features Survey provided by AVI Lucan, PLS
83 Kensington Drive
Millsboro, DE 19966
(410) 381-4847



Approved by:

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

Leon Skjafstad, PE
Leon Skjafstad Associates
1985
Huntingdon Valley, PA 19006
(267) 684-6230 (850) 313-7778 (cell)

PREPARED BY: ONIKES RICHIE
I authorize this Plan Date

Project Name: CAP 40
385 Evesham Avenue, Lumberton, New Jersey
Block 805 Lot 22
Sheet Title: UTILITIES PLAN
Project No: (11)-412
Approval By: [Signature]
Date Drawn: 10/05/11
Scale: 1"=20'
Drawn By: M.M.M.
Sheet No.: 1 of 3

