

# GATEWAY TO THE SHORE!



## 1001 TILTON RD NORTHFIELD, NJ

**CLASS "A" OFFICE SPACE** FROM APPROX. 1000-4000+/-SF AVAILABLE AS FOLLOWS: **SUITE 201: 957+/-SF;** **SUITE 202: 1336+/-SF;** **REAR MEZZANINE: 4000+/-SF.** FLEXIBLE FLOW PLAN WITH ACCESS TO COMMON AREA ELEVATOR. UNITS ARE **\$15/SF NNN (\$7/SF CAM).** JOIN THIS CENTRAL LOCATION WITH ACCESS TO MAJOR ROAD NETWORKS AND JUST MINUTES TO MOST SHORE POINTS. TONS OF EXPOSURE ON TILTON ROAD!

### LEASE

**\$15/SF NNN (\$7/SF CAM)**

**2021 TAXES: \$69,100**



**RICHARD P. BAEHRLE, REALTOR®**  
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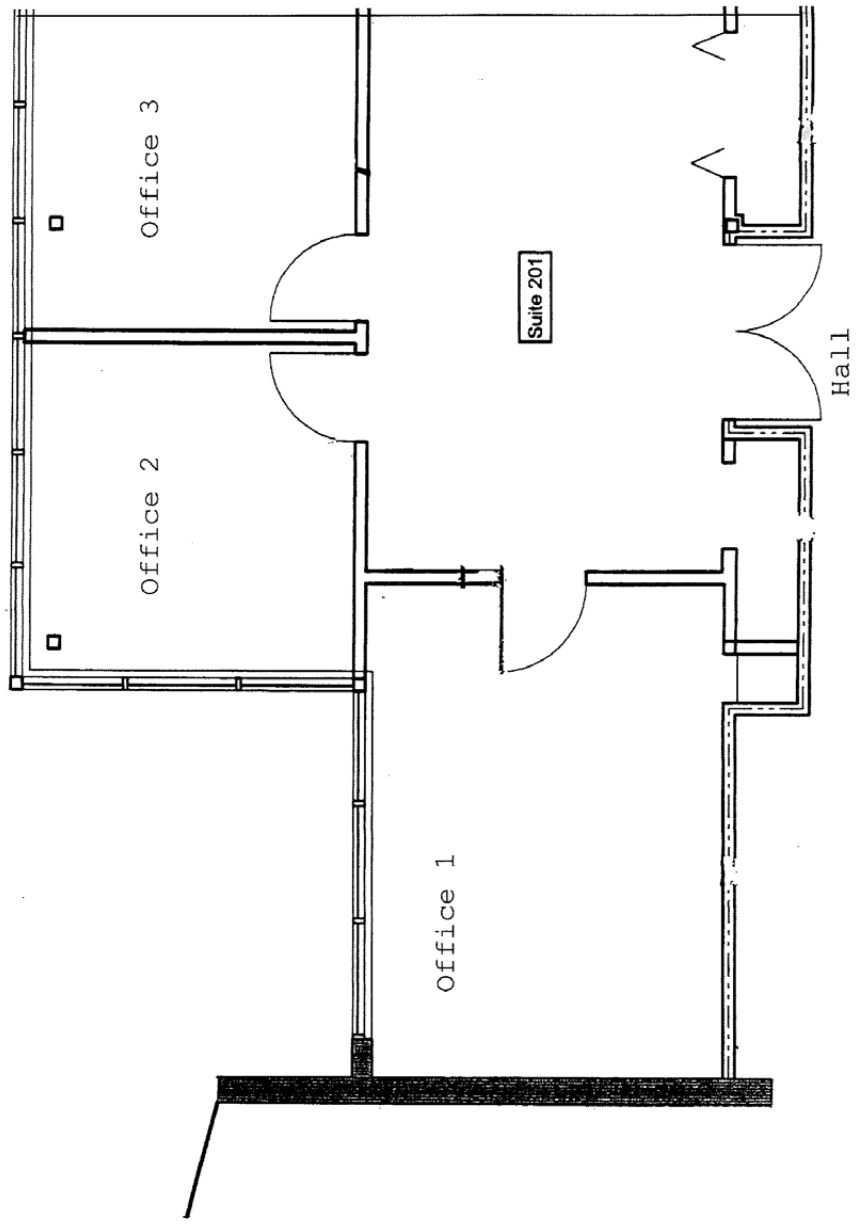
1001 TILTON

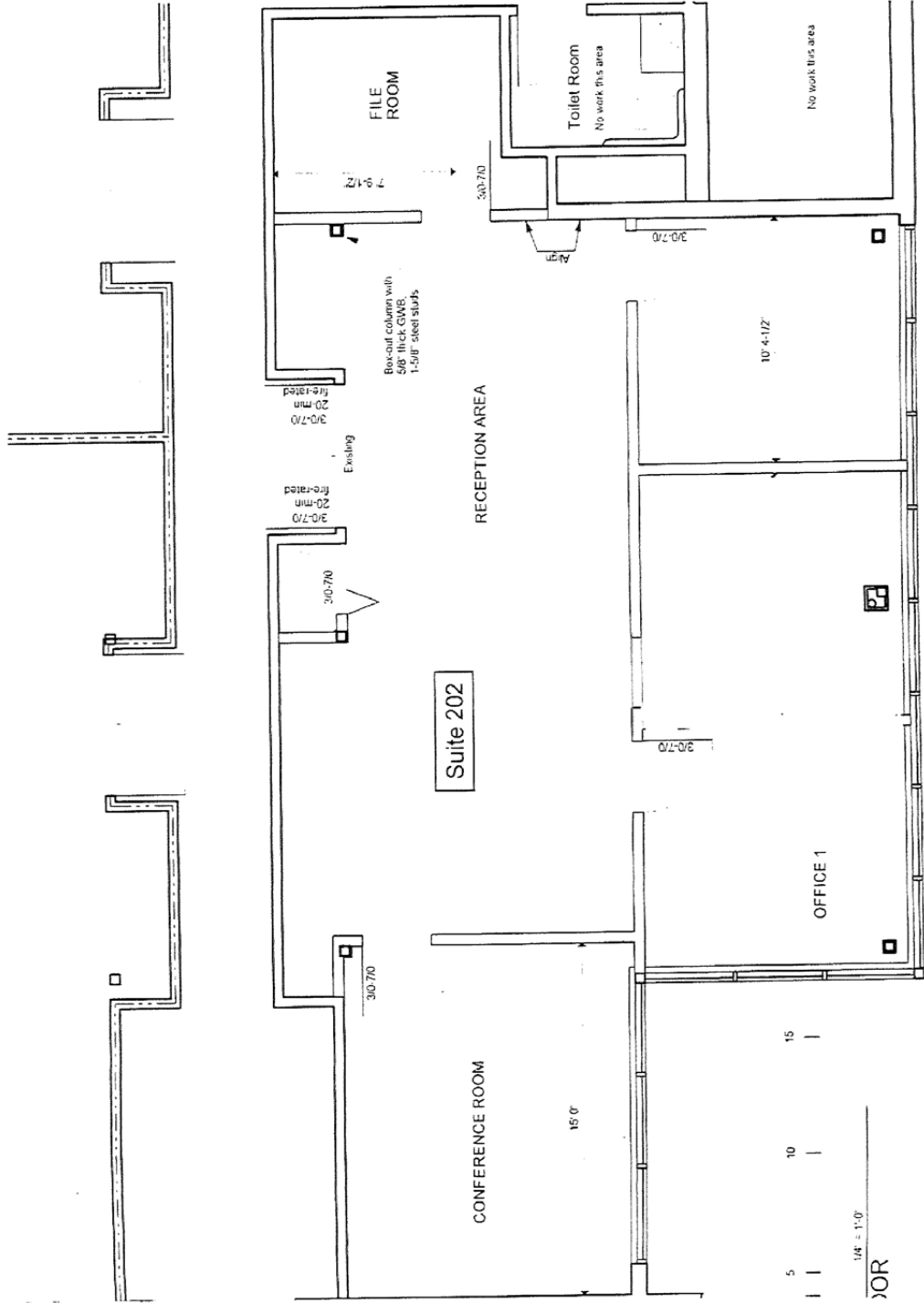
## **Suite 201**

- 957± square feet
- Second floor office space
- 2 offices
- Conference room

## **Suite 202**

- ±1,336 square feet second floor office space
- Configured with two offices with potential to convert to three
- Reception area with built-in cubicles
- Conference room
- Kitchenette





**§ 215-157. C-B Commercial Business District.**

The following regulations apply to the C-B District:

- A. Permitted uses including the following and similar uses. [**Amended 1-21-1997 by Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012**]
- (1) Building construction: general contractors and operative builders.
  - (2) Construction: special trade contractors.
    - (a) Plumbing, heating and air conditioning.
    - (b) Painting, paper hanging and decoration.
    - (c) Electric work.
    - (d) Carpentering and flooring.
  - (3) Communication, including telephone, telegraph, radio and TV broadcasting and other communication services.
  - (4) Wholesale trade: durable goods.
    - (a) Furniture and home furnishing.
    - (b) Sporting, recreational, photographic and hobby goods, toys and supplies.
    - (c) Electric goods.
    - (d) Hardware, plumbing and heating equipment and supplies.
    - (e) Commercial machines and equipment.
    - (f) Farm and garden machinery and equipment.
    - (g) Professional and service equipment and supplies.
  - (5) Wholesale trade: nondurable goods.
    - (a) Paper and paper products.
    - (b) Drugs, drug proprietaries and druggist sundries.
    - (c) Apparel, piece goods and notions.
    - (d) Groceries and related products.
    - (e) Beer, wine and alcoholic beverages.
    - (f) Miscellaneous nondurable goods limited to: tobacco and tobacco products and paints, varnishes and supplies.
  - (6) Building materials, hardware and garden supply.
  - (7) General merchandise stores.



- (8) Food stores.
- (9) Apparel and accessory stores.
- (10) Furniture, home furnishing and equipment stores.
- (11) Miscellaneous retail, including drugstores, liquor stores, shopping goods, tobacco and tobacco products, but excluding fuel and ice dealers. [**Amended 4-6-2021 by Ord. No. 3-2021**]
- (12) Banking, credit agencies and security and commodity brokers.
- (13) Insurance and real estate.
- (14) Holding and other investment office.
- (15) Personal services.
- (16) Business services, except for uses prohibited in § 215-151.
- (17) Miscellaneous repair services, including radio and television; watch, clock and jewelry; and reupholstery and furniture repairs.
- (18) Dance hall, studios and schools.
- (19) Health services, legal services, engineering, accounting, research, management and related services, services not elsewhere classified and child-day-care services.
- (20) Educational services limited to computer and data processing, business and secretarial private vocational schools.
- (21) Social services limited to individual and family social services and job training and vocational rehabilitation services.
- (22) Membership organizations.
- (23) Allied medical services.
- (24) Miscellaneous pet services.

B. Permitted accessory uses:

- (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
- (2) Maintenance and storage buildings.
- (3) Off-street parking, subject to the provisions of § 215-105.
- (4) Signs, subject to the provisions of § 215-113.
- (5) Fences and hedges, subject to the provisions of § 215-95.



- C. Conditional uses: subject to the provision of Article X of this chapter. [**Amended 10-9-2012 by Ord. No. 9-2012**]
- (1) Restaurants as defined in Article II.
  - (2) Automobile service stations.
  - (3) Fast-food restaurants.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. [**Amended 4-24-2012 by Ord. No. 3-2012**]
- E. Buffer to residential area: 10 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet. [**Amended 10-9-2012 by Ord. No. 9-2012**]

# 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®

A member of the franchise system of BHH Affiliates, LLC



### 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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