

MEDFORD TOWNSHIP, NEW JERSEY

COMMUNITY PROSPECTUS

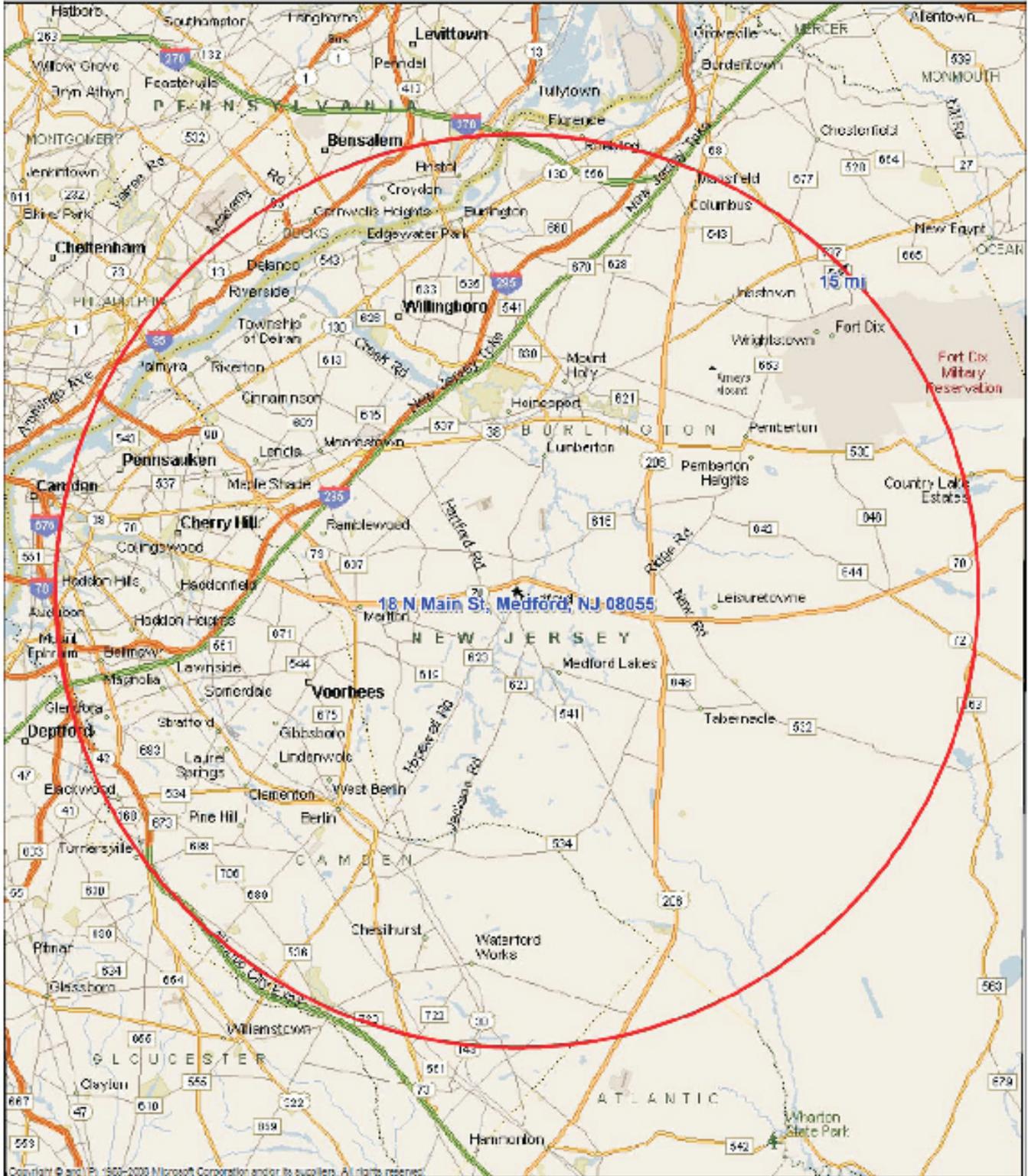


MEDFORD, NEW JERSEY

17 North Main Street, Medford, NJ 08055

609-654-2608 ext. 338

www.MedfordTownship.com/doingbusiness



MEDFORD New Jersey



WELCOME

Medford Township and its business community are eager to welcome your company and employees. Our town retains the flavor of its rural heritage, but is located close to major highways and urban areas. It is a family town of affluent middle-class residents attracted by leafy lakeside neighborhoods, an historic downtown, plentiful recreational opportunities and outstanding schools. Five commercial areas offer a variety of retail and service locations and attractive development and re-development opportunities are scattered throughout the township.

Medford Township and our Economic Development Commission stand ready to help you become part of our community. We work closely with the Burlington County Office of Economic Development which can also provide support and assistance.

CONTACT INFORMATION

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ABOUT MEDFORD

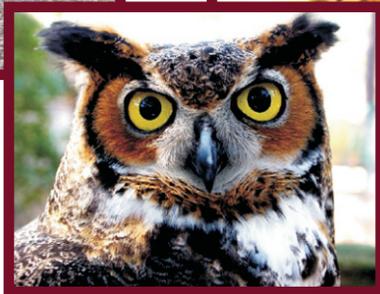


Medford Township

is located in central Burlington County, midway between the the Delaware River and the Atlantic Ocean with its white sandy beaches and vacation charm. Medford is also a gateway to the million-acre wilderness of the New Jersey Pine Barrens, which is loaded with history and numerous outdoor recreational opportunities, from biking and canoeing to hiking and hunting.



Our 39 square mile township is bisected by State Highway 70 with its easy connections to Philadelphia, Princeton, Atlantic City, the New Jersey Turnpike and Interstate 295. So close, and yet so far from urban hustle and bustle, with abundant open space, parks and playing fields - ideal for family life. Our Senior Center, Arts Center, historic sites, outdoor recreation and agritourism facilities provide a great quality of life for all ages.





POPULATION PROFILE

With a well-educated adult population, it's no surprise that our five elementary schools are among the best in the state and our high school students placed second in the most recent state-wide SAT scores. A local parochial K-8 school and regional private schools furnish options for students. Highly regarded Burlington County College provides two year associate degrees, with Drexel University offering four-year courses on the BCC campus.

Our township is home to all major religious denominations, plus several independent churches. Residents participate in numerous civic and social organizations that present fairs, festivals, parades and races throughout the year. The Medford Business Association and Historic Medford Village Association provide support and networking for local business people and professionals.

Medford's population of 23,033 is well educated and active with a median age of 43, average household income of \$104,000 and high percentage of owner occupied housing.

Whatever your goals, Medford can help you achieve them.

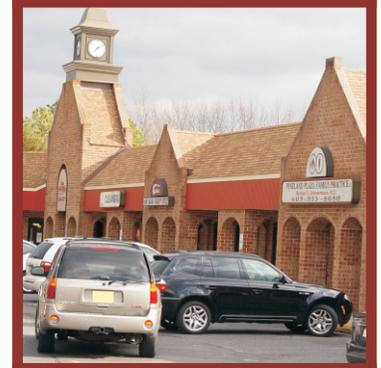
The 2010 Census provided the following profile:

Population	23,033
Households	8,277
Median Household Income	107,883
Median Age	43
Adults 25 - 54	45.5%
Education: some college to graduate degree	95%
Average income	\$104,000

BUSINESS OPPORTUNITIES

Medford is a community of lakeside neighborhoods with five retail-commercial areas presenting a different mix of properties and business opportunities from highway to large neighborhood shopping centers. Development and redevelopment opportunities are found in each area, but especially on Route 70 and in the Crossroads section. Medford Village has been declared an “Area in Need of Rehabilitation” with accompanying financial incentives.

Neighboring townships include populous and affluent Marlton (Evesham Township) and Mount Laurel. To the east and south lie the underserved rural exurbs of Shamong, Southampton and Tabernacle. Medford is a shopping destination for residents of these townships. Approximately 983,000 consumers live within 15 miles of Medford and thousands more pass through during the summer on the way to the Jersey Shore.



Medford Township and our Economic Development Commission are ready to help you with business start-up or relocation. Financial assistance is available from the Burlington County Office of Economic Development, the New Jersey Small Business Administration and the eight local financial institutions.

To discuss the possibilities and for a personal tour of our township, call 609-654-2608 ext. 338 or email edc@medfordtownship.com



COMMERCIAL DISTRICTS

Medford's five commercial districts are located throughout the township, providing easy access to residents as well as visitors. Each area has its own, unique mix of businesses, offering something for every type of retailer or professional. The districts are:

Route 70 Corridor : Shopping centers, chain grocery stores and individual businesses line this busy highway which connects Camden/Philadelphia with the central Jersey shore. Major development opportunities are located here, along with large and desirable storefronts in the shopping centers. A large Continuing Care Retirement Community is located on the north side of Route 70.

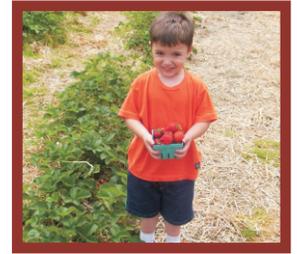
Medford Village : Our quaint and lovely Main St. in historic Medford Village dates to the 1760s with many Victorian homes remaining. Retail shops occupy the ground floor of many of the homes on Main Street, with professional offices or rental apartments upstairs. This walkable area is prime territory for specialty shops, family restaurants or services. Main St. Medford joined the Main Street New Jersey program in 2014.

Shops on Stokes : Storefronts line Route 541, the township's major north-south street. Purpose-built stores occupy well maintained strip shopping centers, some with office space on the second floor. This is a major daily shopping area for locals and rural residents who live east of Medford and is anchored by a familiar regional chain grocery store and several banks. Lease or purchase opportunities can be found in this district.

Tuckerton & Taunton : This major crossroads on a busy commuting route, is anchored by a large, attractive shopping center with spacious storefronts and a mid-sized grocery store. Two popular restaurants, a chain drug store and large chain gift shop bring customers to this location. Independent stores, professional office buildings, banks and service stations are found around this major intersection.

Crossroads : This busy intersection is located at the north end of Route 541 as it passes through Medford. A popular convenience store and a pizza shop at the main intersection draws customers. This is another area ripe for development, with vacant land available on both cross streets. The large retirement community and two new age restricted developments are only minutes away from this growing commercial area, as is a State of NJ Historic Site, the Dr. James Still Office & Education Center.

QUALITY OF LIFE



Schools

Medford is known for its outstanding schools. Each of the five K-5 elementary schools serves a residential area. A sixth grade center and a 7-8 grade middle school provide an academic and social transition to secondary education. The district's goal is to help students become successful citizens by providing them with Twenty-First Century skills, a cultural heritage rich in the arts, music and literature and an acceptance of cultural differences and diversity.

Shawnee High School, part of the Lenape Regional High School District, ranked second in recent New Jersey SAT scores. The grade 9-12 School has a strong curriculum plus diverse elective choices, plentiful advanced-placement courses and a 98.10% graduation rate. Its sport teams regularly excel in state-level competition and its music, drama and art departments are renowned for their achievements.

Churches

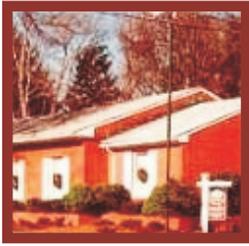
All major denominations plus several independent churches are found in our community. Many of them are active in community life, youth activities and charitable works. Their diversity adds a rich texture to to our town.

Recreation

There's lots to do in Medford. Our spacious parks present many opportunities for outdoor recreation, from sports fields to the skate & bike zone and dog park, plus hiking paths and a canoe trail on the Rancocas Creek. The county YMCA presents a variety of programming for children and youth at locations within Medford and YMCA Camp Ockanickon, the Jewish Community Center Camps and Camp Dark Water host summer residential and day camps and family swimming memberships. The 2000 member Medford Youth Athletic Association provides myriad-team sports for youth of all ages. An active Senior Center and Arts Center offer learning, social and creative activities for adults. Medford's Pinelands Branch Library serves the community with books, video materials, computer stations and children's reading programs. Medford is also a restaurant town, offering many choices from fine dining to pizza parlors, attracting residents from nearby communities.

Community and Civic Groups

Numerous organizations and many homeowners associations provide social, service, support, beautification, recreational and cultural opportunities throughout Medford. They include Girl and Boy Scouts, two Rotaries, The Medford Business Association, and a host of other community and civic organizations. These groups present fairs and festivals, a Halloween Parade, concerts and other family events throughout the year. Medford is a community of active and involved families and individuals who care deeply about each other and our town.



OUR HISTORY

Medford has been a place of business for centuries. The Lenape Indians stopped here on their way from the Delaware to the Atlantic shore, harvesting the abundant natural resources, gardening and trading.

The first European landowners received their property rights from the King of England, selling off sections to speculators and settlers. These original settlers made their livings as farmers and mill operators. For years the logging industry flourished with sawmills on several branches of the Rancocas. Kirby's Mill, established in 1773, also had a small grist (grain) mill.

Ironworks at Etna Furnace and nearby Taunton Forge flourished for a decade, spurring the development of Medford through the 1760s and 1770s. Then part of the larger area known as Upper Evesham, it was one of a series of Quaker settlements in Burlington County.

The earliest home in Medford Village was built in 1760 by Jonathan Haines and still stands at 51 Union Street. By 1775, most of the land in the Village was owned by two families, the Braddocks and the Brannins.

Mark Reeve was the township's first "Real Estate Developer." He arrived in 1800, opened a store at what is now Main Street and Friends Avenue and began purchasing land. He bought large tracts and laid out the plot plan that still defines much of the Village. Reeve is credited with naming the village "Medford" after visiting Medford, Massachusetts. By 1815 the Village was thriving, with over twenty houses and several businesses.

The Village continued to grow as more businesses were established to serve the residents and the surrounding farmland. In 1847 Medford was "set apart from" Evesham by an act of the New Jersey legislature. A glass works was operating in Medford as early as 1825 and by 1850 a large glass factory was located on south Main Street. A succession of owners operated this factory until 1923, when it was called Star Glass and made bottles of all kinds.

The railroad came to Medford in 1869 to serve the glass works, sawmills and grist mills. The first railway originated in Mt. Holly and terminated on Branch Street. In 1889 the Camden and Atlantic Railroad connected Medford to Camden with its ferries to Philadelphia. A cranberry industry flourished in Medford for one-hundred years after the Civil War and continues today at West Jersey and Quoexin Bogs. Modern-day Medford is a town of some 30 lakes created from the old cranberry bogs and mill ponds.

Today Medford Township encompasses 39.8 square miles on the northern edge of the New Jersey Pine Barrens in Burlington County. Its population numbers about 23,000 individuals. Many historic structures remain and the Medford Historical Society welcomes visitors to Historic Kirby's Mill and the Cross Keys School House, which it has preserved and restored.

ECONOMIC DEVELOPMENT COMMISSION

The charge of the EDC is to help attract, create and support Medford Businesses. We see the township divided into 5 distinct commercial districts. Each district has it's unique challenges and by learning about the specific needs of each area, the Township Council has created a more efficient and surgical attack against business impediments.

For up to date information about the EDC, meeting times and commission members, please visit www.medfordtownship.com/edc.

MEDFORD TOWNSHIP COUNCIL

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