

DEVELOPMENT OPPORTUNITY

2213 N. 2ND STREET

MILLVILLE, NJ

±18.30 AC LAND FOR SALE!

FOR SALE!



property highlights.

- Area Retailers:
 - PETSMART
 - ShopRite
 - Walmart
 - TARGET
 - KOHL'S
 - HOBBY LOBBY
- Great visibility and traffic counts on Route 47 with 31,816 VPD
- Zoning: B4 (General Business)
- Full access lighted intersection

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,099	27,336	70,325
EST. HOUSEHOLDS	915	10,417	25,178
EST. AVG. HH INCOME	\$82,744	\$70,359	\$71,610

2ND STREET TRAFFIC COUNT: 31,816 VPD *ESRI 2019



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REAL ESTATE, INC.

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get in touch.

GREG JONES

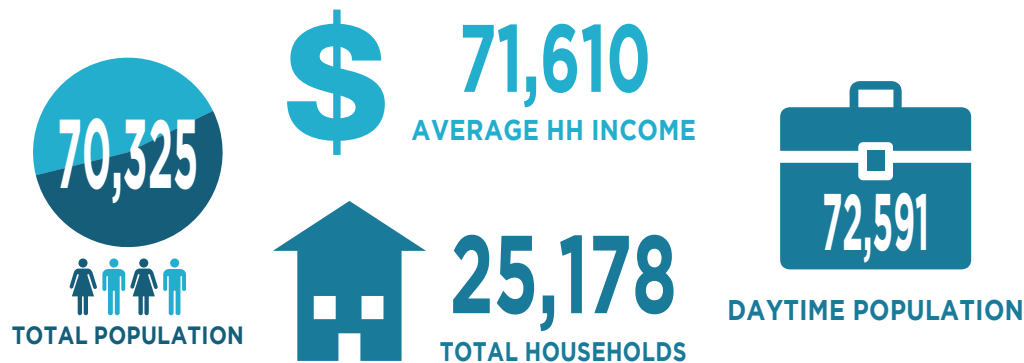
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demographic highlights:

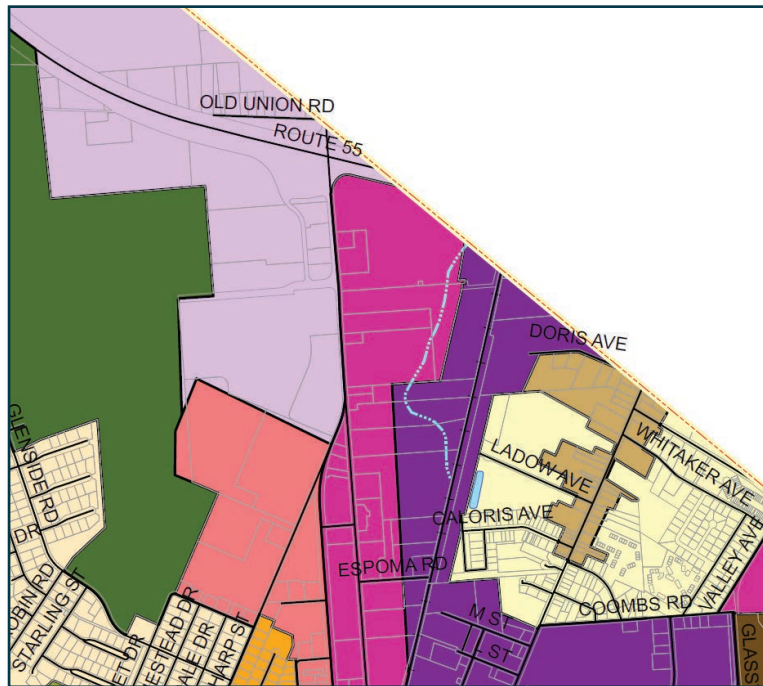
*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



zoning:

Permitted Uses:

- Retail
- Personal Services
- Restaurants
- Theaters
- Banks
- Fitness
- Garden Center
- Hotels
- Mail
- Printing
- Government
- Auto Sales
- Golf Course
- Gas Station
- Car Wash
- Funeral



site data

- Acres: ±18.30 AC (±4.00 AC developable)
- Square Foot: ±780,748 SF of land area
- Zoning: B4 - General Business

Township: Millville City, NJ
County: Cumberland County

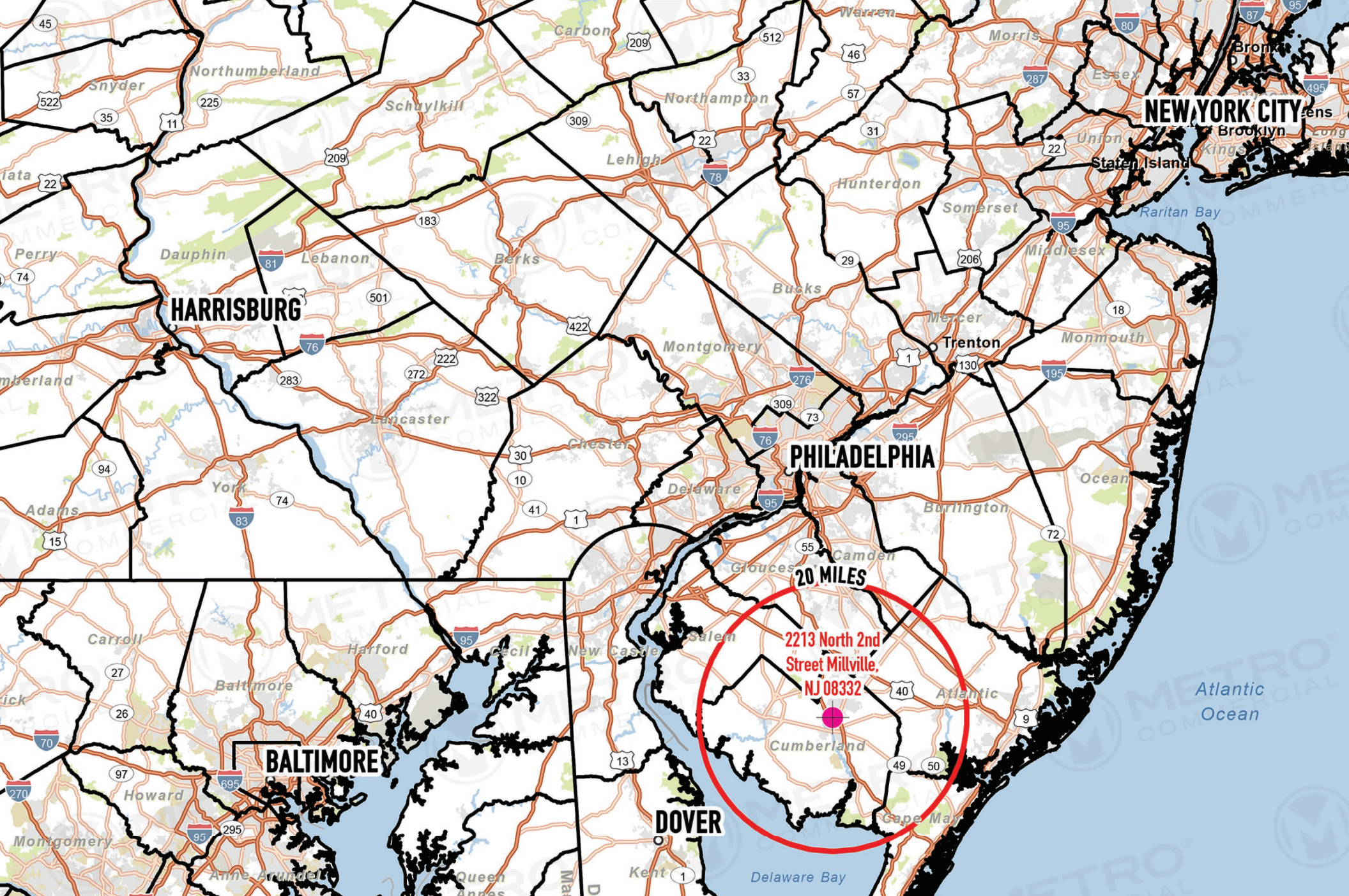
About Millville:

Millville is located in Cumberland County in southern New Jersey approximately 45 miles from Philadelphia, 120 miles from New York City, and 140 miles from Washington, D.C. It lies between the New Jersey Turnpike, the Garden State Parkway, State Highway 55 (which runs through the northeastern portion of the city), and the Atlantic City Expressway. Its bordering municipalities include Deerfield Township, Lawrence Township, Downe Township, Commercial Township, Maurice River Township, and Vineland City. Comprising an area of about 44 square miles, approximately 8% of the area is devoted to agriculture; 8% to commercial and industrial; 10% to residential; 13% to municipal, school, recreational, water, sewer, streets, and the municipal airport; and the remaining 61% is vacant land and woodlands. Transportation is provided by bus to Philadelphia, New York City, and Wilmington, Delaware. Several motor freight common carriers connect Millville with Philadelphia, New York, Baltimore, and other cities. The Millville Municipal Airport is an air freight depot and a maintenance field.

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 2.10.20

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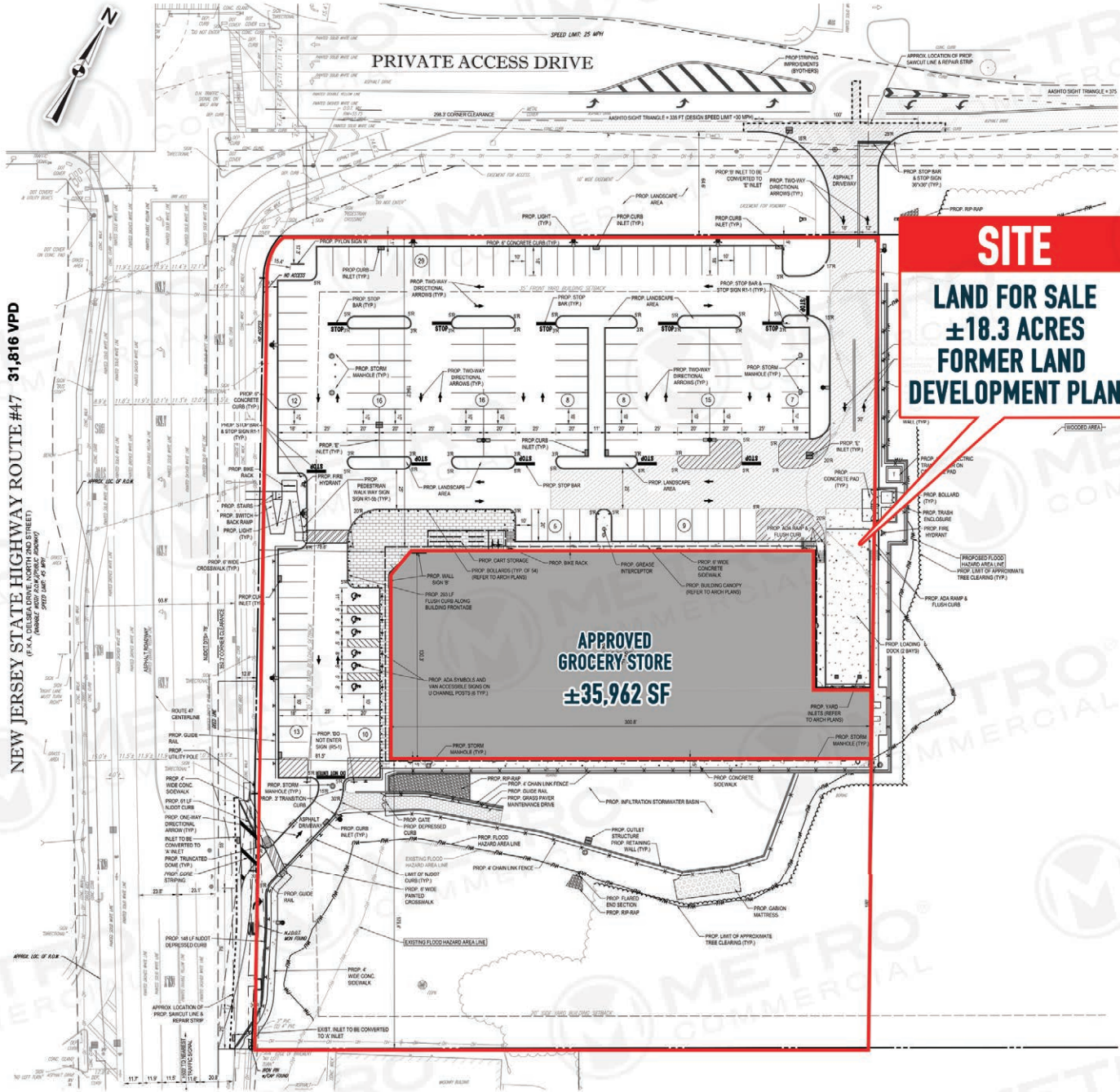
SITE
LAND FOR SALE
±18.3 ACRES

2213 N 2ND STREET 31,816 VPD

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NEW JERSEY STATE HIGHWAY ROUTE #47 31,816 VPD
 (P.A. DELSERA DRIVE, NORTH AND STREET)
 (FORMER JANTZ AND JOHNSON)

SITE
LAND FOR SALE
±18.3 ACRES
FORMER LAND
DEVELOPMENT PLAN

APPROVED GROCERY STORE
±35,962 SF

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