

For Sale | Excellent Development Opportunity

4± Acres for Development

In the Heart of the I-95 Corridor



- 12± acre site/4± acres usable
- Traffic count on Route 130: 32,183 VPD
- Approved for several commercial uses
- Public water and sewer are available nearby
- Regal Homes will break ground on 227 homes on adjacent parcel in 2019
- Immediate access to NJ Turnpike Exit 7
- Extensive frontage to Route 130
- Less than a mile from Exit 56 and Exit 57 of I-295
- Minutes from Routes 206, 195 and the PA Turnpike
- Several million SF of warehouse space close by with large employee base

Location



Bordenstown NJ

Block 138.01, Lot 41

Property Details

| | |
|-------------------|-------------------------------------|
| Lot Size: | 12± Acres/4± Usable Acres |
| Block/Lot: | Block 138.01, Lot 41 |
| Traffic: | Route 130 – 32,183 VPD |
| Zoning: | Commercial |
| Other: | Approved for Commercial Development |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|----------|----------|
| Population: | 3,016 | 19,865 | 74,909 |
| Households: | 926 | 7,616 | 27,761 |
| Median HH Income: | \$114,554 | \$89,607 | \$77,588 |

For more information:

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