

# DEVELOPMENT OPPORTUNITY

# 1801 MOUNT HOLLY ROAD

## BURLINGTON, NJ

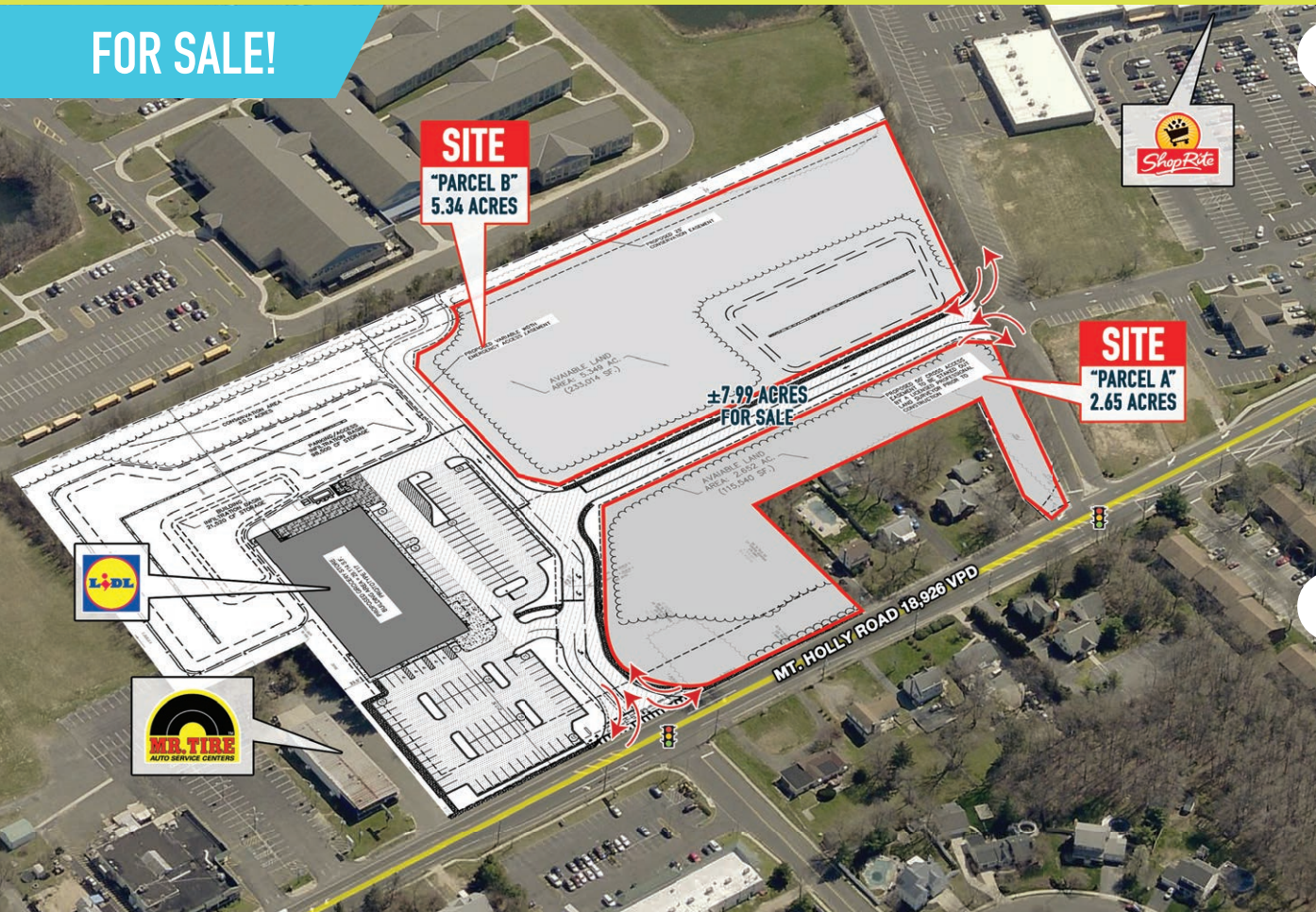
±7.99 OF UNDEVELOPED ACRES LAND FOR SALE!  
 PARCEL A ("FRONT"): ±2.65 ACRES, PARCEL B ("REAR"): ±5.34 ACRES

JOIN



COMING SOON

FOR SALE!



## property highlights.

- Area Retailers: Walmart, Marshalls, ShopRite, Wawa, ROSS, Chick-fil-z, Cooper University Hospital, LIDL (Coming Soon)
- Located on Mount Holly Road with 18,926 VPD
- Zoning: B2 (Highway Commercial District)
- Full access lighted intersection
- LIDL Opening Soon!

## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,138	57,678	139,263
EST. HOUSEHOLDS	1,818	20,546	51,184
EST. AVG. HH INCOME	\$98,339	\$94,897	\$91,631

MOUNT HOLLY ROAD TRAFFIC COUNT: 18,926 VPD \*ESRI 2019



**METRO**<sup>®</sup>  
 COMMERCIAL  
 REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

## get in touch.

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# demographic highlights:

\*DEMOGRAPHICS BASED ON A 5-MILE RADIUS

139,263



TOTAL POPULATION



91,631  
AVERAGE HH INCOME



51,184  
TOTAL HOUSEHOLDS

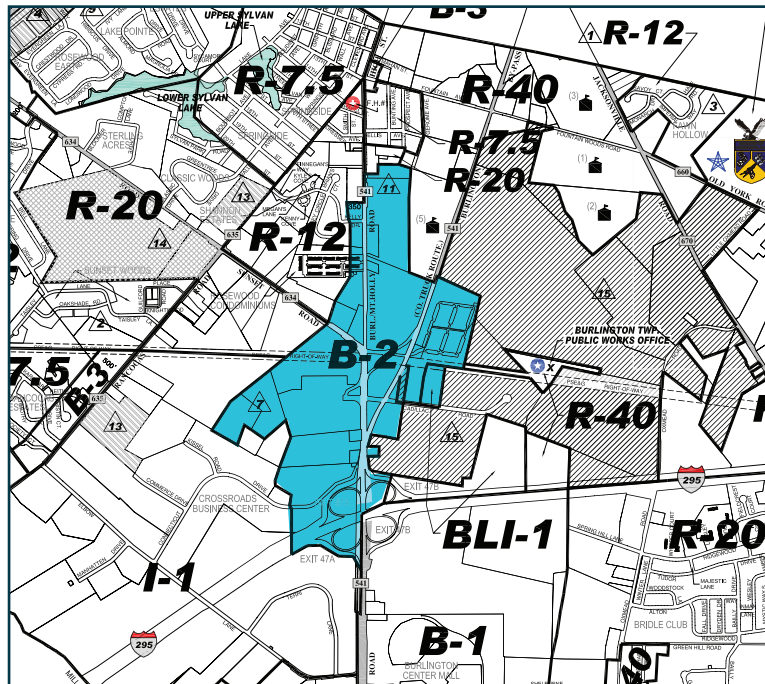


127,005  
DAYTIME POPULATION

## zoning:

### Permitted Uses:

- Department
- Professional Office
- Banks
- Retail
- Pharmacy
- Building Supplies
- Laundry
- Hotels
- Restaurants
- Theater



## site data

### “Parcel A”

- Acres: ±2.65 AC
- Square Foot: ±115,434 SF of land area
- Zoning: B2 - Highway Business District

### “Parcel B”

- Acres: ±5.34 AC
- Square Foot: ±234,788 SF of land area
- Zoning: B2 - Highway Business District

Township: Burlington Township, NJ  
County: Burlington County

1. Off-Site Improvements by Seller
2. Seller to grant curbcuts to shared driveway
3. Storm water management by Buyer

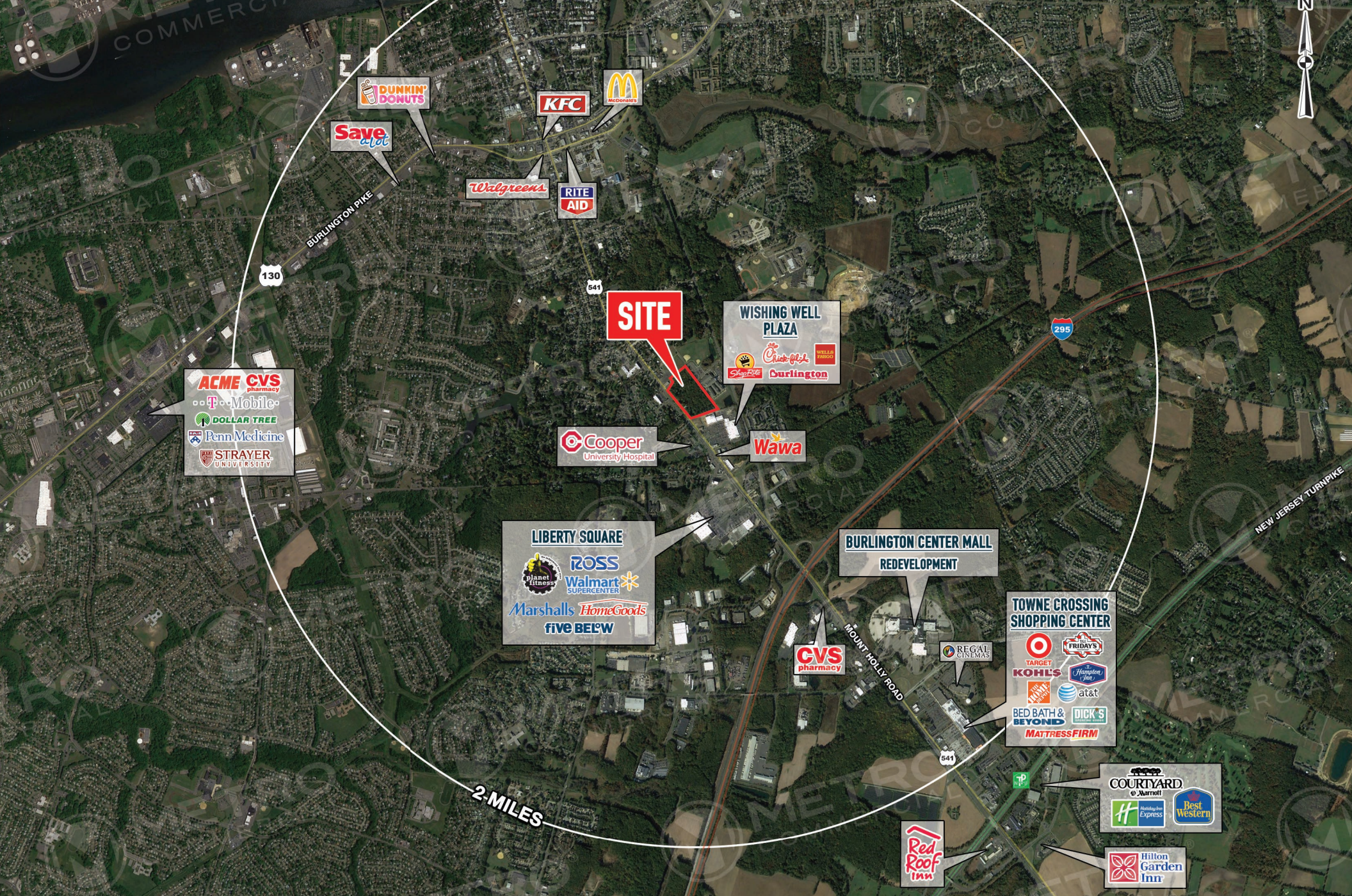
### About Burlington:

Burlington is a city in Burlington County, New Jersey, and a suburb of Philadelphia. Burlington is approximately 20 miles northeast of Center City Philadelphia and situated in a populated area of South Jersey. Burlington/ Mount Holly has seen recent retail development that has attracted more residential growth to the area. Burlington is a growing residential market with a wide array of strong national retailers.

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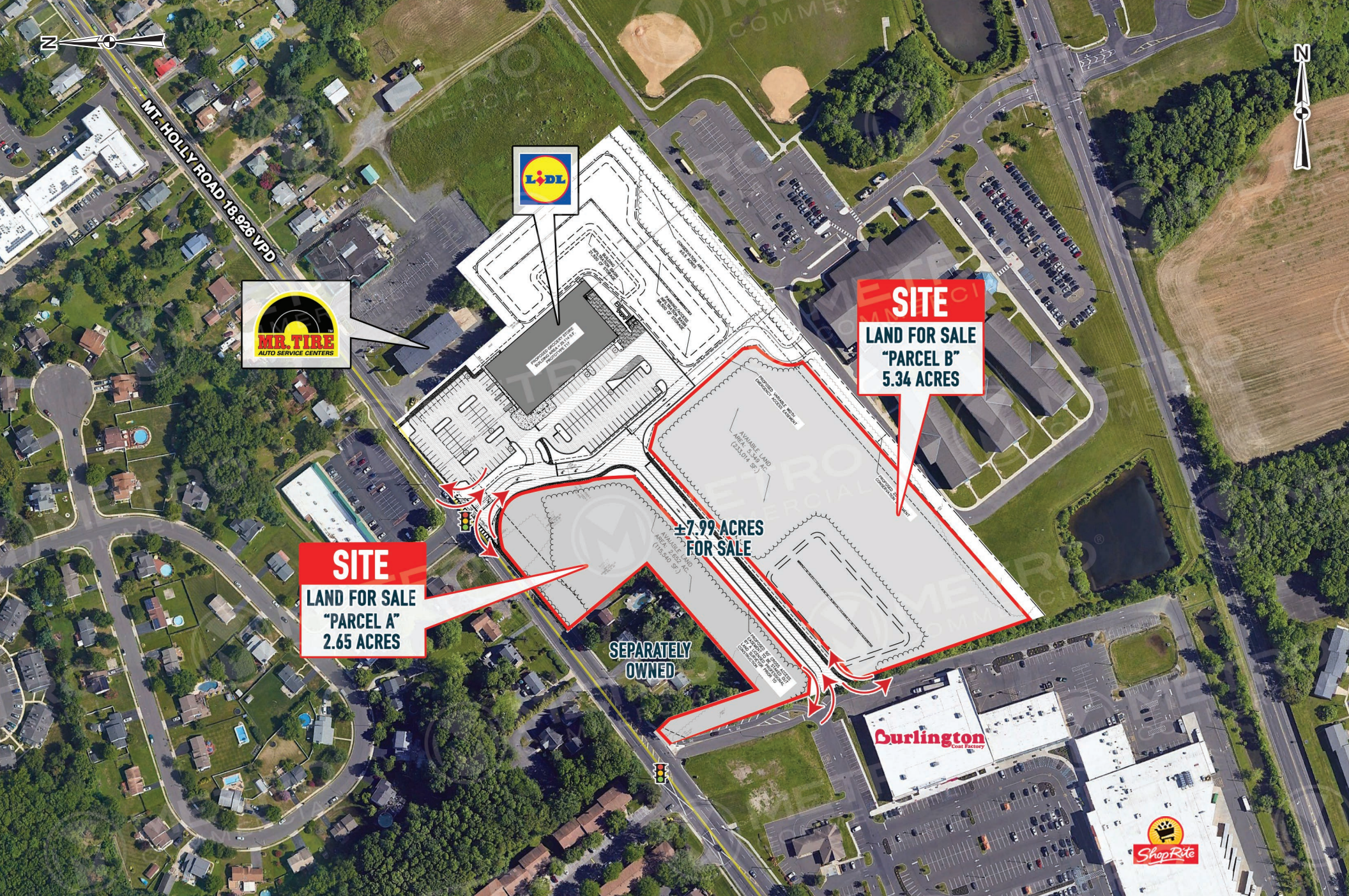




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**1801 MOUNT HOLLY ROAD  
BURLINGTON, NJ**





MT. HOLLY ROAD 18,926 VPD



**SITE**  
LAND FOR SALE  
"PARCEL B"  
5.34 ACRES

**SITE**  
LAND FOR SALE  
"PARCEL A"  
2.65 ACRES

±7.99 ACRES  
FOR SALE

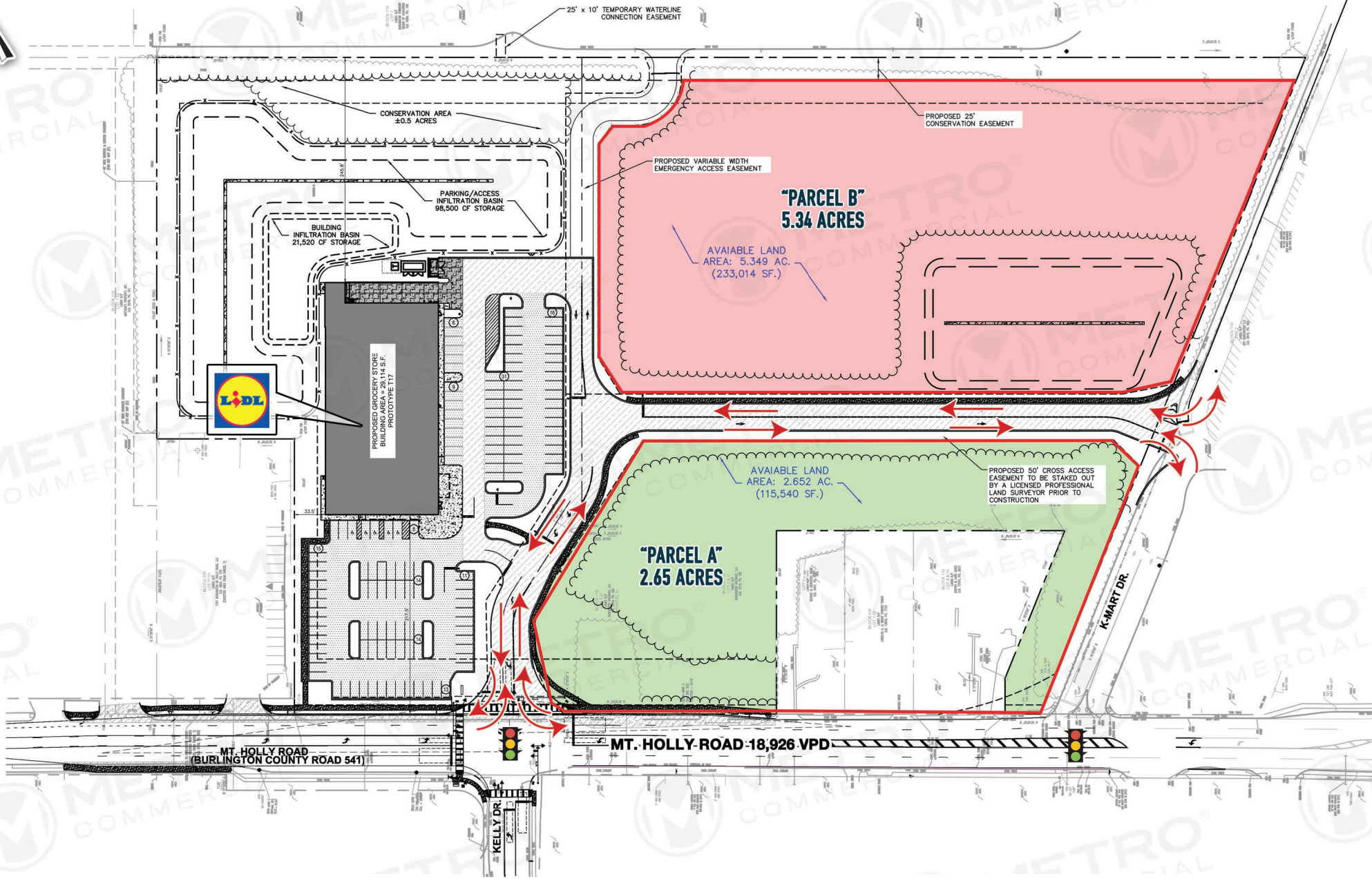
SEPARATELY  
OWNED



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