

For Sale | Excellent Development Opportunity

5.4± Acres for Development

In the Heart of the I-95 Corridor



- 5.4± acres
- 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 43

Property Details	
Lot Size:	5.4± Usable Acres
Block/Lot:	Block 138.01, Lot 43
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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