



Commercial Land for Sale

Fully Approved

L:2 N Black Horse Pike, Monroe Twp., NJ

Sale Price: \$350,000

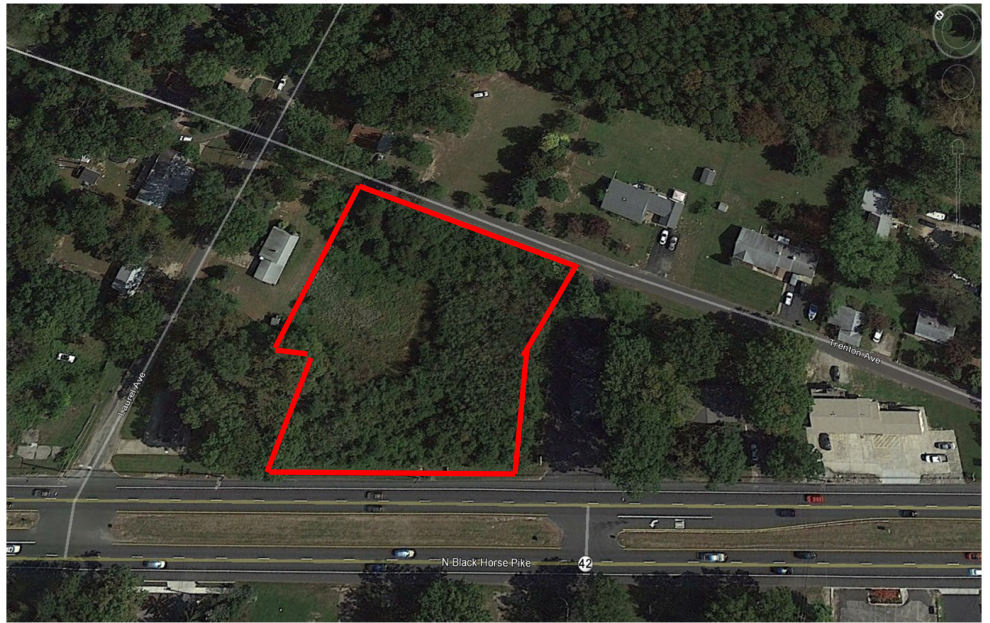
Lot Size: 1.39 Acres of vacant land

Zoning: CC - Community Commercial

Taxes (2016): \$10,246

Key Facts:

- Prime Commercial Land
- Fully Approved
- Build to Suit Option
- 250 ft of road frontage on Black Horse Pike
- High Visibility and Traffic Counts
- Close Proximity to AC Expressway, NJ Turnpike, Rt. 295 & Rt. 55
- Easy Commute to Philadelphia, Atlantic City and surrounding southern New Jersey



High traffic location offering a Fully Approved shovel ready lot which will allow for construction of either a 10,000 SF Office or 7,000 SF of Retail space. No need to wait for the long term process to obtain approvals since that has already been taken care of and as an alternative; the owner can offer a Build to Suit option. Approved plan drawings are available to qualified Buyers.

Eagle Commercial Real Estate

26 S. Maple Avenue
Suite 103
Marlton, NJ, 08053

Anthony Pustizzi, Broker
Phone: 856-985-8565
Fax: 856-985-8563
tpustizzi@eaglecommercialre.com

The 1.39 acre lot with 250'+ of frontage on the Black Horse Pike is strategically located in Monroe Township, one of the fastest growing areas of South Jersey. Located minutes from the Atlantic City Expressway, NJ Turnpike, Rt. 295 and Rt. 55 access points with the bonus of being within 15 miles of Philadelphia. Take advantage of a location with proximity to a vast array of shops, restaurants, businesses and residential development.