



# Pad Site Development Opportunity

491 Evesboro Medford Rd Evesham Twp, NJ

Burlington County

**Price:** \$1,670,000

## Key Facts:

- Pad Site
- 5.86 Acres of Vacant Land
- Adjacent lots available (+-18 Acres)
- Road frontage on Rt 70 & Evesboro Medford Rd
- High Visibility & Traffic Counts
- Utilities (Electric, Gas, Telephone, Water, Cable)
- Real Estate Taxes (2014): \$7,651
- **Access to Major Highway**
  - Route 70
  - Route 73
  - Rt 295
  - NJ Turnpike
- **Zoned C-1**
  - Commercial
  - Office / Retail/ Professional
  - Medical
  - Restaurants (Including Fast Food)
  - Food Markets
  - Personal Service Establishments
  - Automobile
  - Banks
  - Lodging
  - Schools



•Professional Development Site - In the heart of Burlington County's growing Business Corridor. Option to develop one or two pad sites (+10 Acres) to meet your individual needs. Flexibility to incorporate additional adjacent lots to maximize development plans for a total of +- 18Acres.

•These unique sites allows for qualified buyers to capitalize on the owner's ability to offer professionally designed site plans, renderings, and build to suit space.

•300 – 980 feet of road frontage on heavily travelled Route 70 offering excellent visibility and strong traffic counts (+- 24,000 vehicles per day).

•Strategically located within 10 miles of the vibrant economic centers of Burlington and Camden Counties offering ease of access to the NJ Turnpike and numerous major highways.

•Great location for many possible uses! These properties located in the Evesham Township C-1 Zone allows for flexible zoning which allows for Pad Sites, Professional Office, Medical, Retail, Lodging, Food Service (incl. Fast Food), Automobile, Banks, Schools, Food Markets & Personal Service Establishments etc.

•Utilities available include Water, Sewer, Gas, Cable and Telephone

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