



Site Development Opportunity

500-506 Mullica Hill Rd, Mullica Hill, NJ
Gloucester County

Price: \$1,590,000

Key Facts:

- 3 Acres ± w/structures
- Three (3) lot assemblage
- 398' Road frontage Rt 322—Mullica Hill Rd, Harrison Township
- High Visibility & Traffic Counts
- Utilities (Electric, Gas, Telephone, Water, Cable)
- Real Estate Taxes (2025): \$16,497
- **Access to Major Highways**
 - Route 55
 - Rt 295
 - NJ Turnpike
- **Zoned C-1 Village Center District**
 - Commercial
 - Office / Retail/ Professional
 - Medical
 - Post Office
 - Food Markets
 - Personal Service Establishments
 - Drugstore
 - Banks
 - Hardware Store



•Development Site - In the heart of Gloucester County's growing Business Corridor. Option to develop one to three lots (Acres ±) to meet your individual needs. .

•This unique sites allows for qualified developers to capitalize on the location, zoning to offer a professionally designed project to capitalize on the growing market needs.
•398 feet of road frontage on heavily traveled Route 322 offering excellent visibility and strong traffic counts (20,000 vehicles ± per day), increasing during summer months.

•Strategically located within 3 miles of Rowan University, Inspira Hospital and the vibrant economic centers located in the heart of South Jersey. Strategically situated the location-offers ease of access to the NJ Turnpike, Rt 55 & 295 and numerous roadways leading to Philadelphia , Delaware and the Jersey shore..

•Great location for many possible uses! This properties located in the Harrison Township C-1 Zone allows for flexible zoning which allows for Professional Office, Medical, Retail, Food Market , Banks, & Personal Service Establishments etc.

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