



FOR SALE | CAMDEN COUNTY, NJ

Premier Route 73 Commercial Assemblage

300 & 314 S Route 73
Berlin, NJ

LAND AREA
±0.77
Acres (33,706 SF)
FRONTAGE
±362
Feet
IMPROVEMENTS
±4,932
SF Combined
ZONING
C-3
Highway Commercial

PROPERTY OVERVIEW

A rare opportunity to acquire a high-visibility commercial assemblage along Route 73 in Berlin Borough, Camden County. Combining two adjoining properties with approximately 362 feet of street-to-street highway frontage between Washington and McClellan Avenues, with vehicular access from all three roads.

Positioned along a major South Jersey commercial corridor with approximately 30,000–50,000 vehicles daily and an estimated population of 370,000 within a 15-minute drive, the property offers exceptional visibility and market exposure.

C-3 Highway Commercial zoning, existing public water and sewer connections, and a flexible site configuration create opportunities for ground-up redevelopment, adaptive reuse, or a combination of both. The property includes two existing buildings, one fully renovated in 2024, providing additional options for investors and owner-users.

AT A GLANCE


HIGH-VISIBILITY FRONTAGE

Approximately 362 feet of frontage along heavily traveled Route 73 with 30,000–50,000 vehicles daily.


THREE-ROAD ACCESS

Convenient access from Route 73, Washington Avenue, and McClellan Avenue with multiple points of ingress egress.


REDEVELOPMENT / REUSE

Flexible site configuration with two existing buildings, one fully renovated in 2024, ideal for redevelopment, adaptive reuse, or a combination of both.


PUBLIC WATER & SEWER

Existing public water and sewer connections support a wide range of commercial uses.



**SCAN FOR
PROPERTY LISTING**



PROPERTY SPECIFICATIONS

ADDRESS	300 & 314 S Route 73
MUNICIPALITY	Berlin Borough, NJ
COUNTY	Camden
PROPERTY TYPE	Commercial Redevelopment Assemblage
LAND AREA	±0.77 Acres (33,706 SF)
FRONTAGE	±362 Feet, Street-to-Street
ACCESS	Route 73, Washington Ave & McClellan Ave
ZONING	C-3 Highway Commercial
IMPROVEMENTS	Two Existing Buildings; ±4,932 SF Combined
OCCUPANCY	Currently Vacant
UTILITIES	Public Water & Sewer Connected
TAX ID	Block 1209, Lots 11 & 17

30-MILE RADIUS



LOCATION ADVANTAGE



Strategically located along Route 73 with access to Route 30, I-295, the New Jersey Turnpike, and the Atlantic City Expressway, the property serves established Camden, Burlington, and Gloucester County communities and the Greater Philadelphia market.

PROPERTY HIGHLIGHTS

01

**RARE ASSEMBLAGE**

Rare street-to-street commercial assemblage with substantial Route 73 frontage.

02

**HIGH VISIBILITY**

Prominent highway visibility and corner exposure at two intersections.

03

**THREE-ROAD ACCESS**

Route 73, Washington Ave and McClellan Ave access offering flexibility for future site planning.

04

**REDEVELOPMENT POTENTIAL**

Ground-up redevelopment or adaptive reuse opportunities.

05

**UTILITIES CONNECTED**

Existing public water and sewer connections to support a wide range of commercial uses.

06

**RENOVATED ASSET**

Fully renovated mixed-use building at 300 Route 73, providing immediate value and multiple options.

POTENTIAL DEVELOPMENT OPPORTUNITIES



Retail and multi-tenant commercial developers



Medical, dental, and professional office users



Banks and financial institutions



Quick-service restaurants and specialty retailers



Regional and national commercial operators



Investors and owner-users seeking a flagship location

All potential uses and redevelopment plans are subject to applicable zoning, site-plan review, and governmental approvals.

LISTING BROKER

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