



OFFICE: 856-227-3004 | FAX: 856-227-3008 | WWW.PENZONREALTY.COM  
3 E HIGH STREET, GLASSBORO, NJ 08028

**0 BRIDGETON PIKE**  
**MANTUA, NJ 08051**



**BLOCK 110 | LOT 3 | BRIDGETON PIKE**  
**OFFER PRICE: \$950,000 | +/- 4.35 AC**

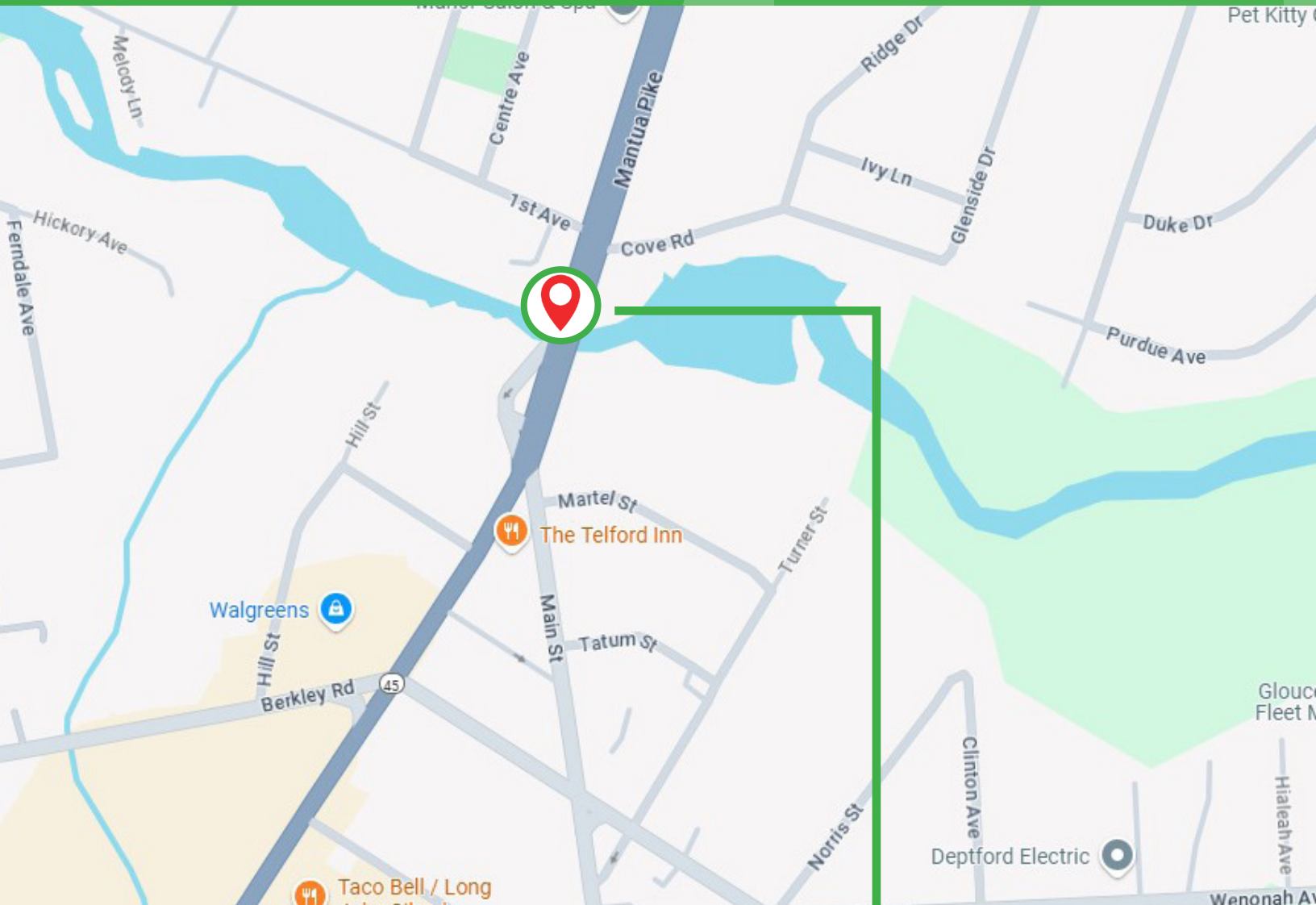
## MAIN FEATURES

- ◆ ENJOYS 322 FT OF FRONTAGE ALONG BRIDGETON PIKE
- ◆ WETLAND DELINEATION COULD POTENTIALLY RESULT IN +/- 2 AC OF DEVELOPABLE LAND (2007 FEASIBILITY STUDY)
- ◆ APPRAISAL AND FEASIBILITY STUDY ARE AVAILABLE
- ◆ LOCATED ON NORTH SIDE OF ROUTE 45 (BETWEEN BRITTANY AND WASHINGTON)
- ◆ ZONED RESIDENTIAL (R11), BUT COMMERCIAL VARIANCE POTENTIALLY ACHIEVABLE
- ◆ LOCATED NEAR HOME DEPOT, KHOLS, AND PLANET FITNESS

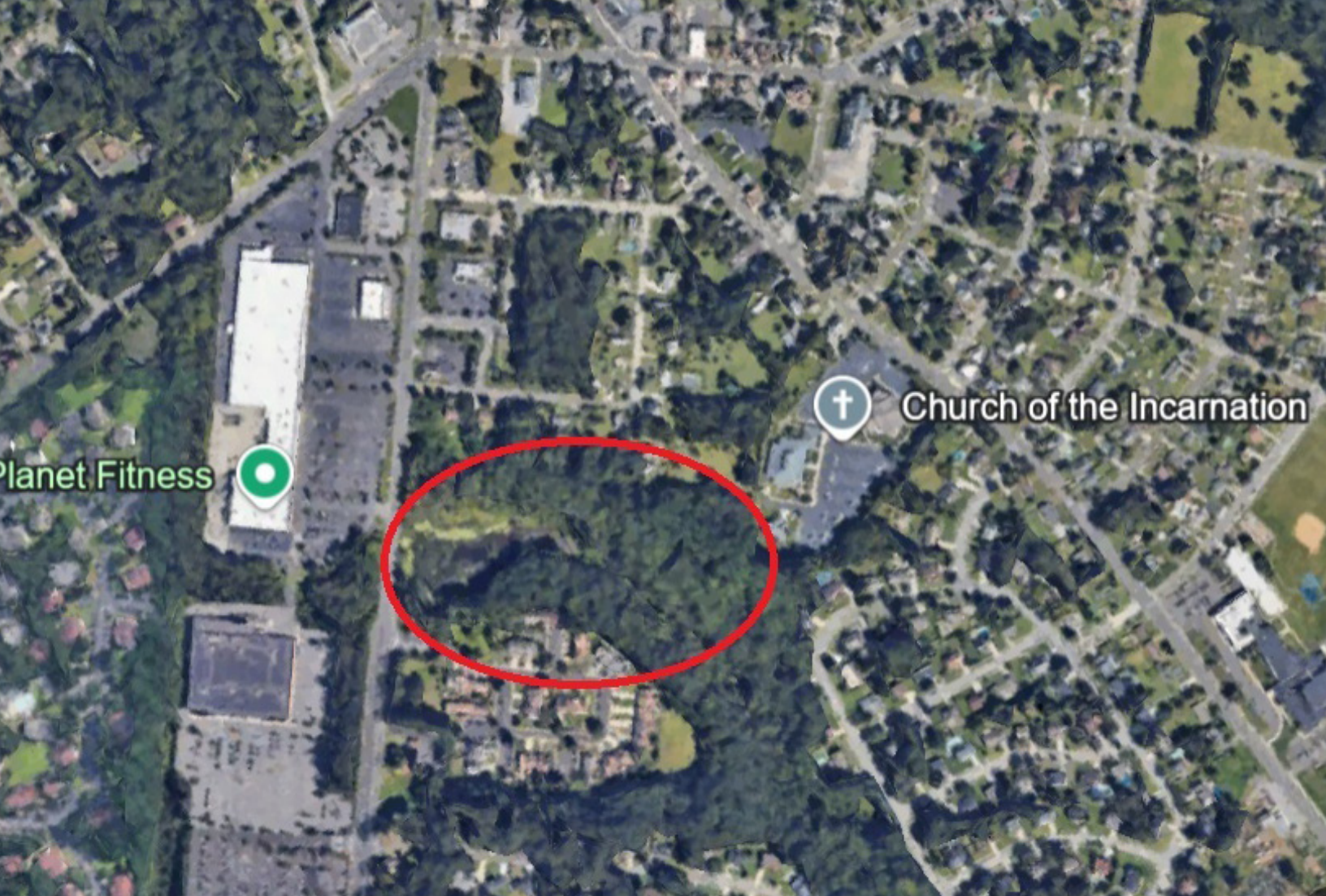


**MIKE GRIES**  
**REALTOR-ASSOCIATE®**  
**CELL: 617.596.5625**  
**MGRIES@PENZONREALTY.COM**

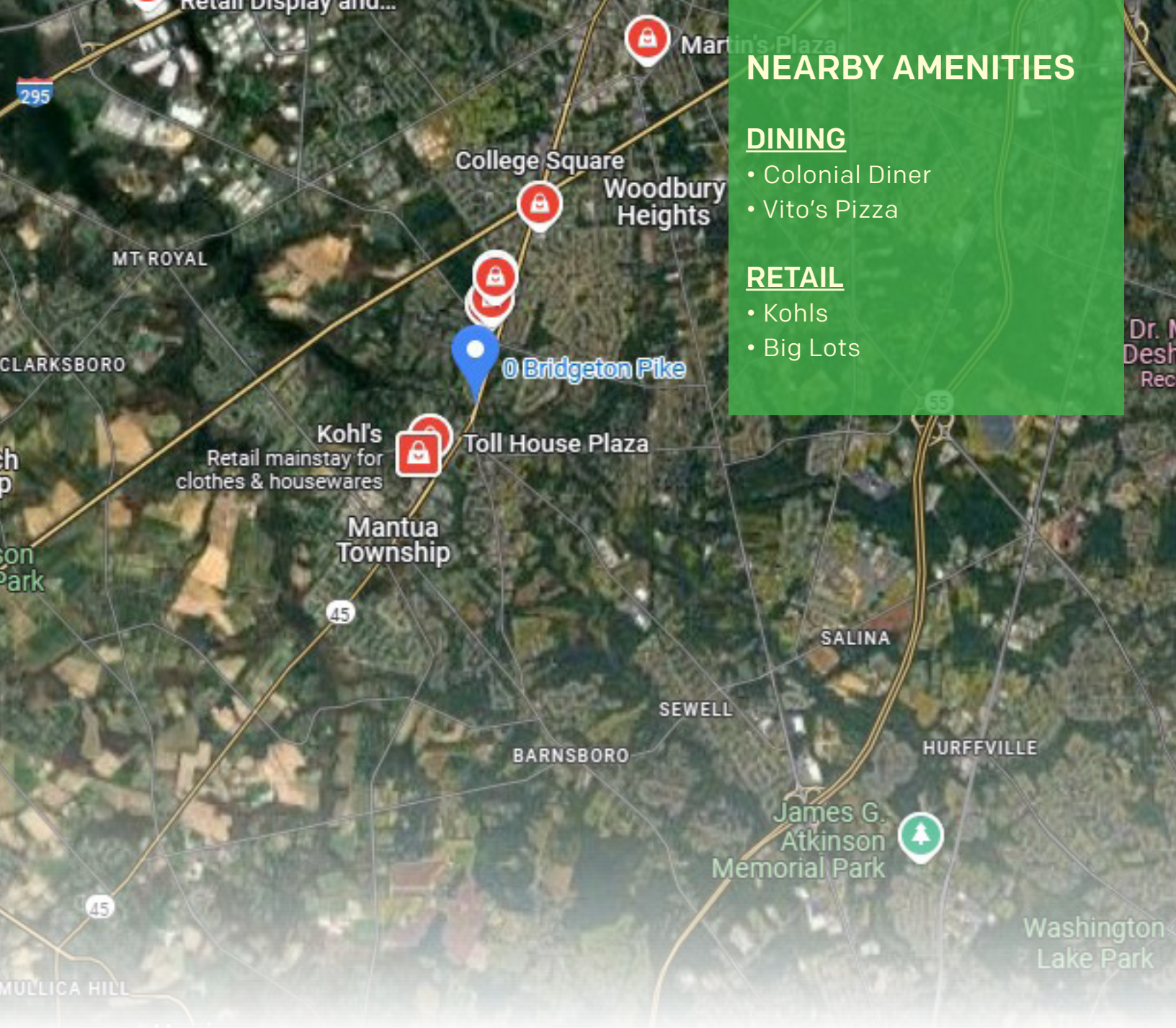




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## NEARBY AMENITIES

### DINING

- Colonial Diner
- Vito's Pizza

### RETAIL

- Kohls
- Big Lots



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