

SMIRES & ASSOCIATES REAL ESTATE

375 Farnsworth Ave
Bordentown, NJ 08505



37 Route 130, Bordentown, NJ 08620



LOCATION, LOCATION, LOCATION!! This ideally situated property sits on the major intersection of Route 130 and Groveville Road at the crossroads of Bordentown and Hamilton Townships. Invest in the ever-expanding Route 130 Corridor in Bordentown Twp. This intersection property is .56 acres and zoned Highway Commercial with a variety of permitted uses. This property has public water and sewer, gas and electric. The most recent traffic count reports (2020) in the vicinity of property indicate an average daily volume of approximately 22,000 vehicles per day. The property features a 3-bedroom house along with a spacious oversized 2 car garage with 2nd floor loft. This property will provide excellent visibility and signage. Perfectly situated for a newly constructed business opportunity OR for a locally run business such as landscaper, electrician, HVAC or plumbing. Join the recent redevelopment of the Route 130 corridor which includes Hamilton Marketplace, Team 85 Corporate Center, apartments, restaurants, warehouses, medical facilities etc. Minutes' drive to NJ Turnpike, PA Turnpike, 295, 195 and 206.



3 Bedrooms



2 Bathrooms

1,416 SqFt
.54 Acres



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