

Commercial Developable Land +/- 3.5 Acres

6637-6641 E Black Horse Pike, Egg Harbor Township, NJ 08234



Price: \$1,299,000

Key Features:

Corner property with left turn access.

Highly visible location with high traffic exposure
Zoned Hiway Business (HB) for commercial use, ideal for retail, restaurant, office, or mixed-use development

Close proximity to major highways, including Route 322, Garden State Parkway and the Atlantic City Expressway and Atlantic City

Surrounded by established businesses, national franchises, residential neighborhoods, and amenities

Utilities such as water, sewer, and electricity available (verify with local providers)

Potential Uses: Retail stores, Restaurants or cafes, Offices, Medical, Mixed-use developments

Location:

6637 Black Horse Pike benefits from its strategic location near major transportation routes, shopping centers, hotels, and entertainment. The property's visibility and accessibility make it a prime choice for commercial development in Egg Harbor Township.

Zoning regulations: Zoned HB - verify allowable uses and development requirements with local authorities

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Prime commercial land offers a fantastic opportunity for investors and developers. Located on busy Black Horse Pike (Rt. 322) in Egg Harbor Township, across from McDonalds, Wawa, etc., near several Walmart Supercenters, etc. this property features ample space for various commercial developments.

High traffic corridor

Great visibility and road frontage, corner property

Easy access on major highway with left & right turn into property

Direct proximity to national franchises, local businesses and residential

Direct, convenient access to Black Horse Pike (rt. 322), Atlantic City Expressway, and Garden State Parkway

Brokers are protected



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Property Photos



6637 Black Horse Pike



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Property Photos



Franklin Ave

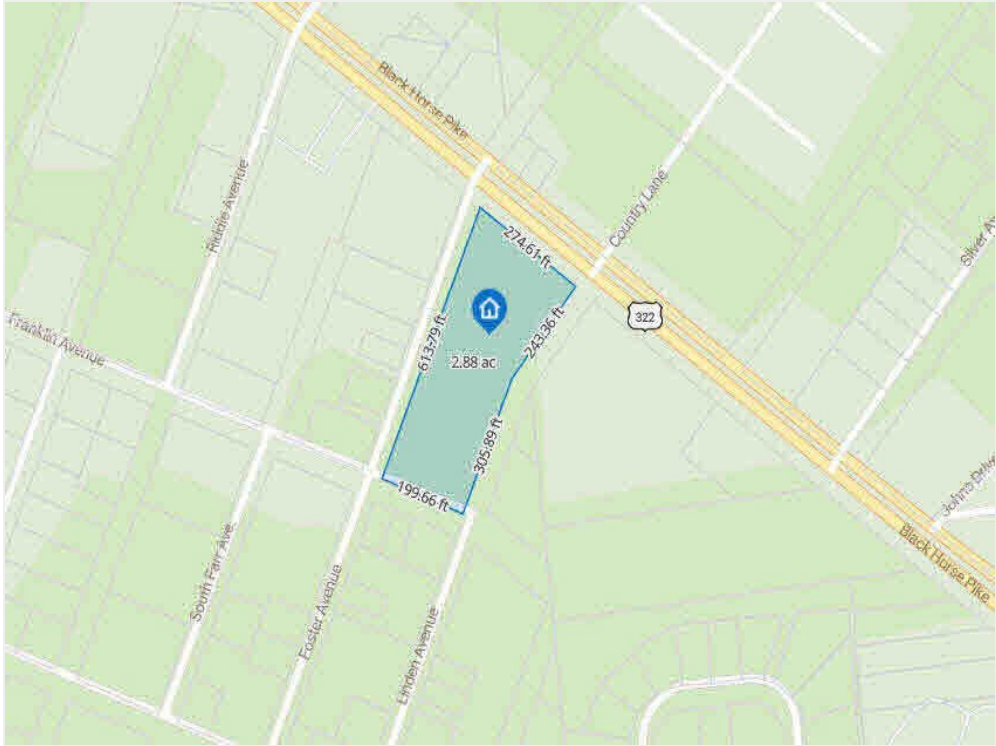


100 Linden Avenue

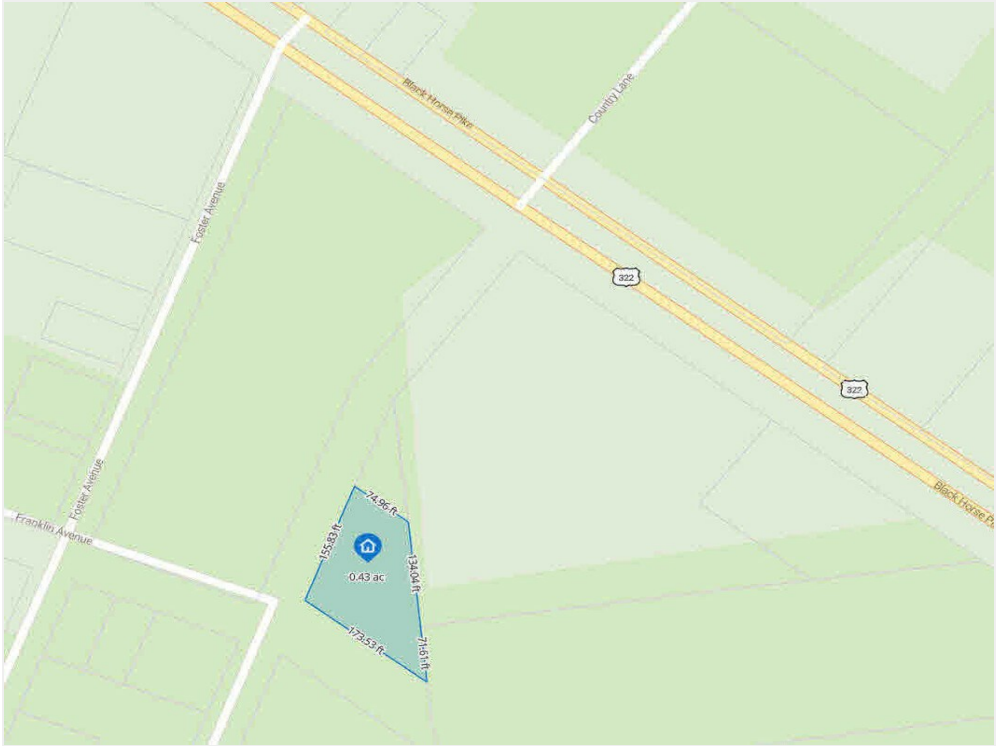
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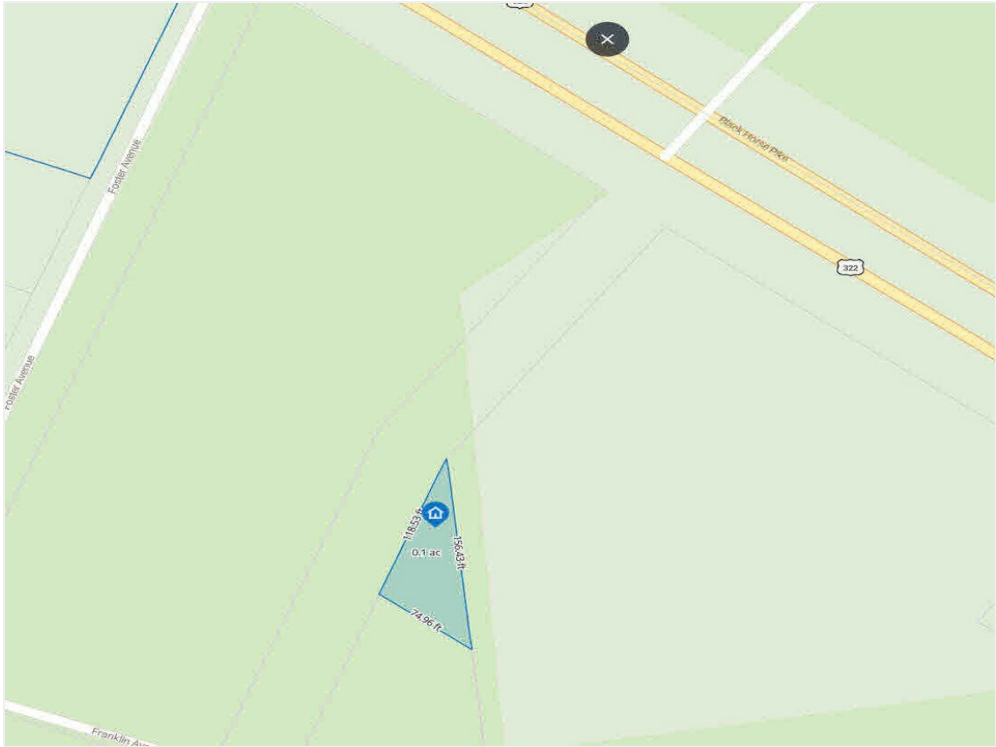


Franklin Ave

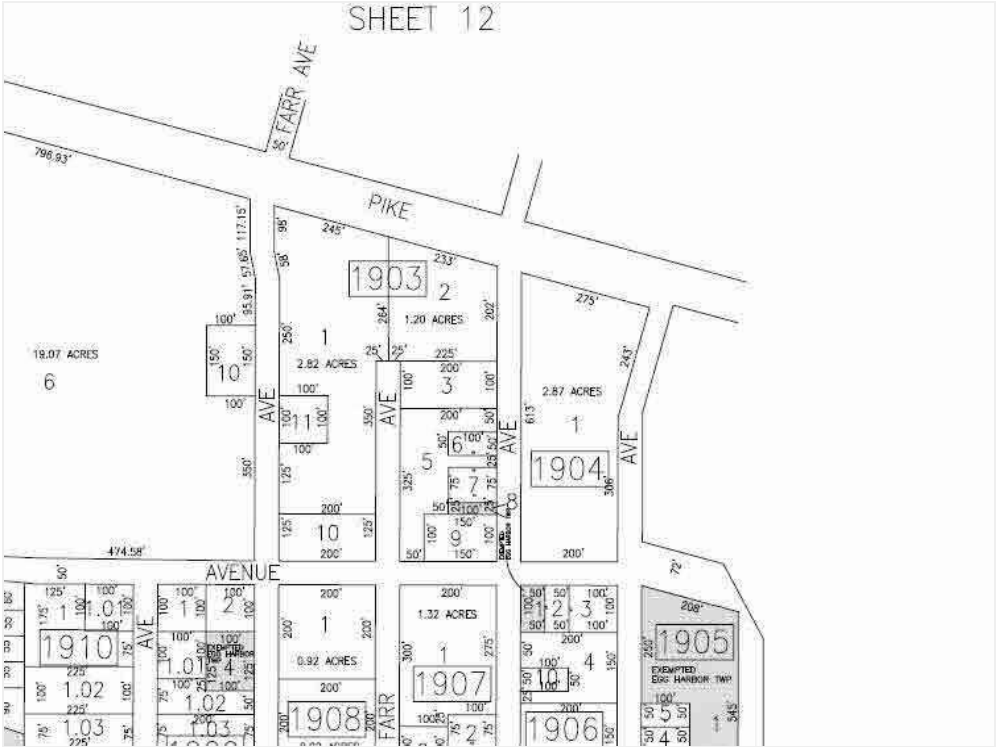
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Plat Zoom 1

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Location

