

2061 Route 322

+/- 1 Acre



SWEDESBORO, NJ

Land Lease

- Surrounded by +/- 800,000 sf of Industrial Development
- Zoned Commercial Corridor
- Direct Access off of Route 322
- Permitted Uses Include: Quick Service Restaurant, Retail Services, Banks, Outpatient Medical, etc.
- Close Proximity to Interstate 295, and the region's Extensive Highway Network



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AVAILABLE

REGIONAL MAP



2061 Route 322, Swedesboro NJ

LOCATION – Situated along a prime commercial corridor on Route 322 in Swedesboro, NJ, the Property sits adjacent to +/- 800,000 square feet of Industrial Development that is underway. Traffic Counts range from 17,000-20,500 VPD on route 322 within roughly a mile radius. The Property neighbors Dunkin Donuts, Sinclair Gas Station, Wawa, CVS Pharmacy, and Macco among others. Route 322 is a heavily traveled connector road between the Philadelphia suburbs, Route 55 and the Jersey Shore points. The site provides excellent access to an extensive Highway Network including Route 295, NJ Turnpike, Interstate 95, Interstate 476 and Route 55.

PROCISION COMMERCIAL REALTY

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Estimated Miles:

Interstate 295	2.3 miles
NJ Turnpike	2.1 miles
Interstate 95	9.6 miles
Route 55	7.7 miles
Philadelphia Airport	5.4 miles

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