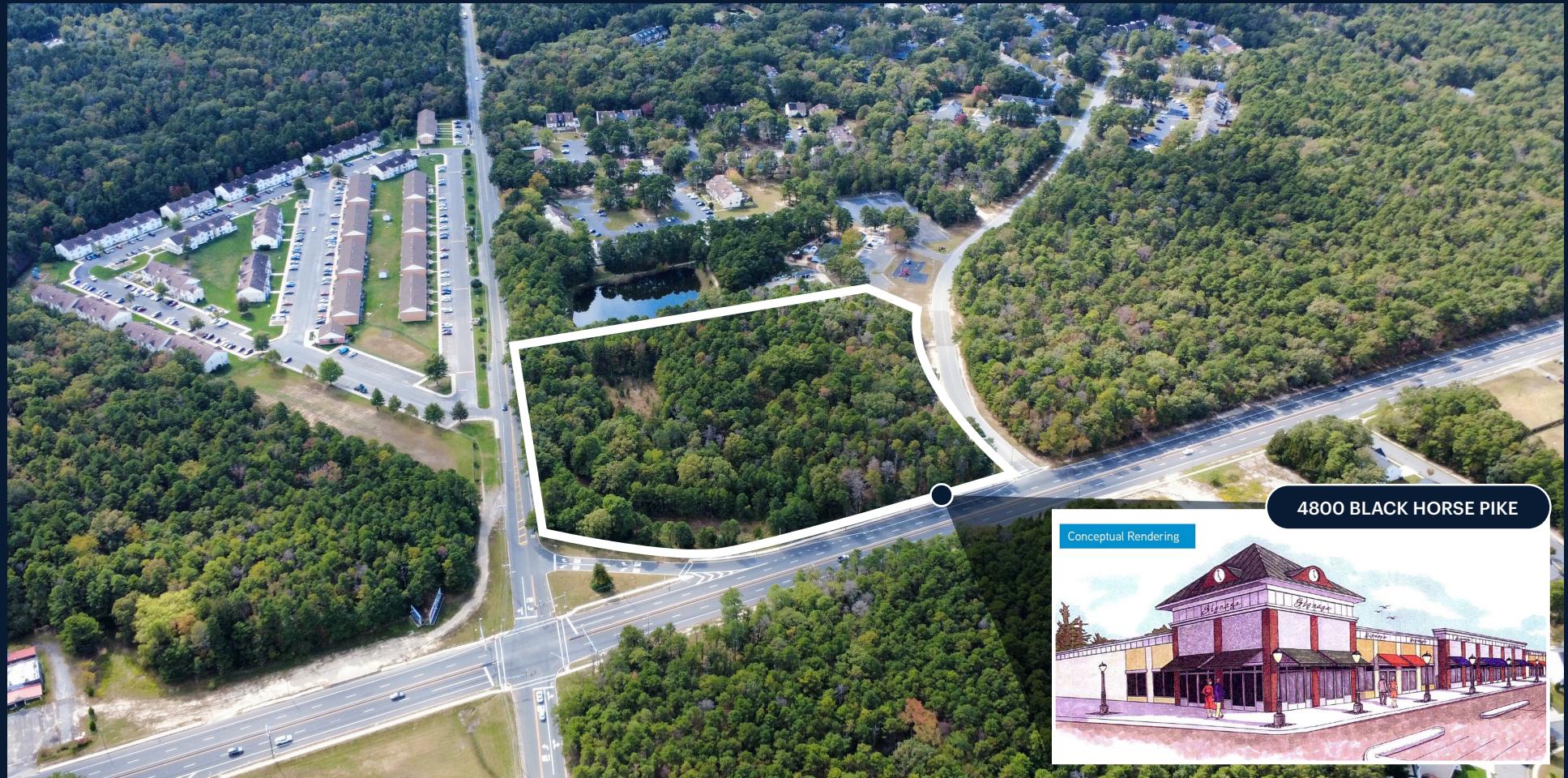


FOR SALE

ASKING PRICE \$1,900,000

# 4800 BLACK HORSE PIKE

Mays Landing, NJ 08330 | **New Jersey**



~8.26 ACRE DEVELOPMENT SITE  
IN ATLANTIC COUNTY, NJ

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### **~8.26 Acre Development Site**

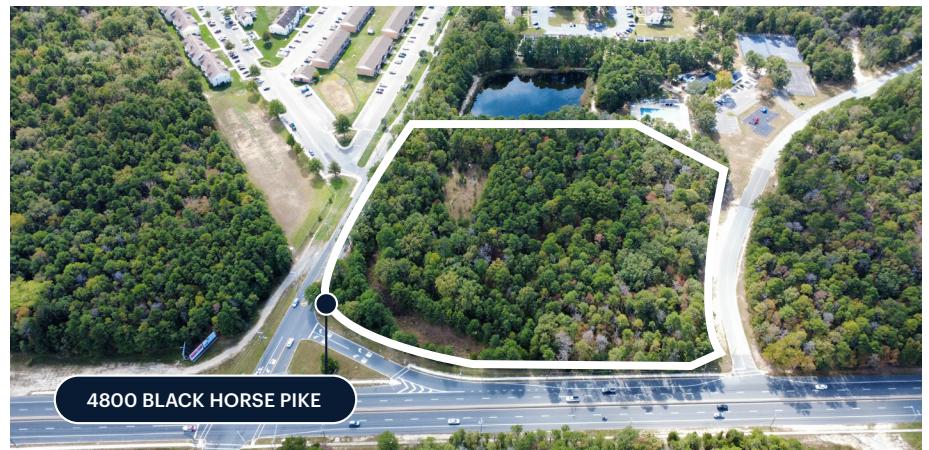
With Previously Approved Resolution for a multi-tenant, 50,820 SF Retail Shopping Center



#2

### **Nearly ~1,250 of Wraparound Frontage on Three Streets**

Along Black Horse Pike, S Cologne Avenue and Oakcrest Drive - providing exceptional visibility and access



#3

### **Ideal Mays Landing Neighborhood Location**

- Situated adjacent to major retail hubs including Hamilton Mall, Best Buy, Target, Dick's, and theaters—ideal retailer market
- Part of Atlantic County and just 20 miles from Atlantic City



#4

### **HC (Highway Commercial) Zoning**

Existing zoning allows for all retail/commercial uses (restaurants, bars, banks, drive-through, auto parts, and more.)

#5

### **Adjacent to Residential Development**

Potential rezoning opportunity to solve for the lack of residential inventory and strong housing demand

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

### THE OFFERING

Address	4800 Black Horse Pike, Mays Landing, NJ 08330
County	Atlantic
Location	Located on the southwest corner of Cologne Avenue and Black Horse Pike
Block	1028.02
Lot	3.03, 6
Property Type	Development Site

### PROPERTY INFORMATION

Lot Dimensions	540' x 635' (approx.)
Lot Acreage	8.26 Acres (approx.)

### ZONING INFORMATION

Zoning	HC (Highway Commercial)
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	FAR	Buildable SF
Maximum Floor Area Ratio	0.20	71961.12
Principal Permitted Uses (550-78)	All uses permitted in the NC (Neighborhood Commercial) and CC (Community Commercial) zones are allowed, subject to the requirements of the HC (Highway Commercial) or GC (General Commercial) zones. The zoning allows for most retail uses. For more information regarding the principal permitted uses, please refer to the following link: <a href="https://ecode360.com/27523719#27524134">https://ecode360.com/27523719#27524134</a>	

Accessory Uses	Off-street parking, fences and walls, signs, garages, storage buildings and toolsheds, temporary sales or construction trailers, amateur radio antennas, roof-mounted solar panels, and electric vehicle supply/service equipment.
Maximum Floor Area Ratio	0.20
Maximum Building Square Footage	7 SF (approx.)
Maximum Impervious Surface Coverage	60%

### TAX INFORMATION

Annual Property Tax (24/25)	\$15,295
Property Class	1

4800 BLACK HORSE PIKE  
FOR SALE

# NEIGHBORHOOD MAP



## AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	5,767	19,464	43,908
<b>NUMBER OF HOUSEHOLDS</b>	2,413	7,710	16,822
<b>AVERAGE HOUSEHOLD INCOME</b>	\$89,272	\$104,959	\$112,378
<b>MEDIAN HOUSEHOLD INCOME</b>	\$79,135	\$90,590	\$91,835
<b>COLLEGE GRADUATES</b>	1,325 30.7%	4,824 29.1%	10,476 27.0%
<b>TOTAL BUSINESSES</b>	56	415	1,203
<b>TOTAL EMPLOYEES</b>	959	6,708	20,009
<b>DAYTIME POPULATION</b>	3,415	16,422	41,196

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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