

4800 BLACK HORSE PIKE

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

FOR SALE
ASKING PRICE \$1,900,000



4800 BLACK HORSE PIKE

Conceptual Rendering



~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)	
	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: https://ecode360.com/27523719#27524134	
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	

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FOR SALE**

NEIGHBORHOOD MAP



AREA DEMOGRAPHICS



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

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

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

DEBORAH STONE

dstone@ripconj.com
201.914.4406

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653

FOR FINANCING INQUIRIES:

ADAM HAKIM

ahakim@ripcony.com
646.290.2011

JAMES MURAD

jmurad@ripcony.com
646.290.2012