

## **2061 Route 322**

**+/- 1 Acre**



### **LAND FOR SALE**

- Surrounded by +/- 800,000 sf of Development
- Zoned: MUD
- Located on heavily traveled east / west 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

## REGIONAL MAP



**2061 Route 322, Swedesboro NJ**

**LOCATION** – Situated along the prime corridor US Route 322, the property is in a highly sought after location as Route 322 is the only east to west corridor in the state with easy access to the Commodore Barry Bridge, the Blue Route, Route 295, NJ Turnpike, and Route 55. Most recently, Ryan Homes is in for the approval of 1,065 Residential Units approximately 1.2 miles down the road next to Kingsway Middle and Highschool from the Property. 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.



### 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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