

±28.35 Acres For Sale in Mullica Hill, NJ

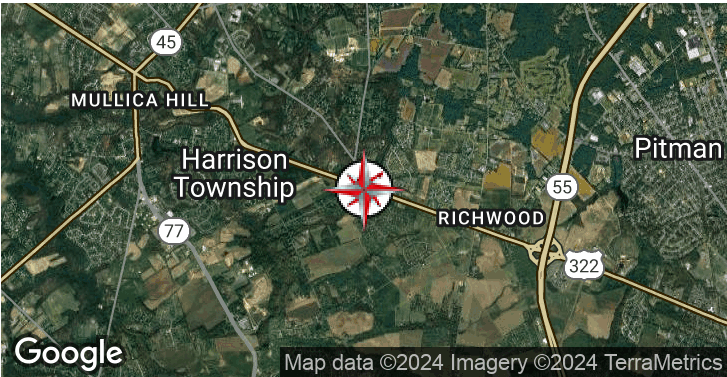
Executive Summary

368 Mullica Hill Rd, Mullica Hill, Gloucester County, NJ 08062



OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	±28.35 Acres
Zoning:	Redevelopment Area

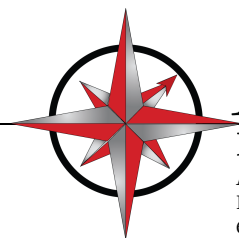


PROPERTY HIGHLIGHTS

- ±28.35 acres farm land in Harrison Twp, NJ
- One-of-a-kind development opportunity located in highly desirable, historical Mullica Hill, NJ
- Proposed Concept Plan details a combination of retail, commercial, medical and office buildings totaling 116,505 SF
- Easy access to NJ Turnpike, Route 295, Route 322, Route 55, Philadelphia, Wilmington, Jersey Shore points, etc.
- Close proximity to Inspira Hospital & Rowan University
- Traffic Count on Mullica Hill Rd: 14,062 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,082	23,167	77,661
Average HHI	\$171,641	\$127,809	\$123,050
Employees	205	4,983	23,345
Total Businesses	42	652	2,138



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

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RUSS MENK
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368 Mullica Hill Rd, Mullica Hill, Gloucester County, NJ 08062



Property Information Data Sheet

<u>Property Address:</u>	368 Mullica Hill Road, Mullica Hill, Gloucester County, NJ 08062
<u>Block/Lot:</u>	Block 33/Lot 2
<u>Acres:</u>	Approximately 28.35 Acres
<u>Current Use:</u>	Land Parcel
<u>Zoning:</u>	PO (Professional Office) / Redevelopment Area
<u>Utilities:</u>	Public water, natural gas, and electric hook-ups available in the immediate vicinity of the property
<u>Location:</u>	One-of-a-kind development opportunity located in highly desirable Mullica Hill, NJ. Easy access to NJ Turnpike, Route 295, Route 322, Route 55, Philadelphia, Wilmington, Jersey Shore points, etc.
<u>Traffic Count:</u>	Mullica Hill Road – 14,062 VPD
<u>Population:</u>	2,082 (1 mile) 23,167 (3 miles) 77,661 (5 miles)
<u>Average Household Income:</u>	\$171,641 (1 mile) \$127,809 (3 miles) \$123,050 (5 miles)
<u>Total Businesses:</u>	42 (1 mile) 652 (3 miles) 2,138 (5 miles)
<u>Total Employees:</u>	205 (1 mile) 4,983 (3 miles) 23,345 (5 miles)
<u>Asking Price:</u>	\$91,600/Acre


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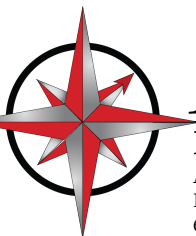
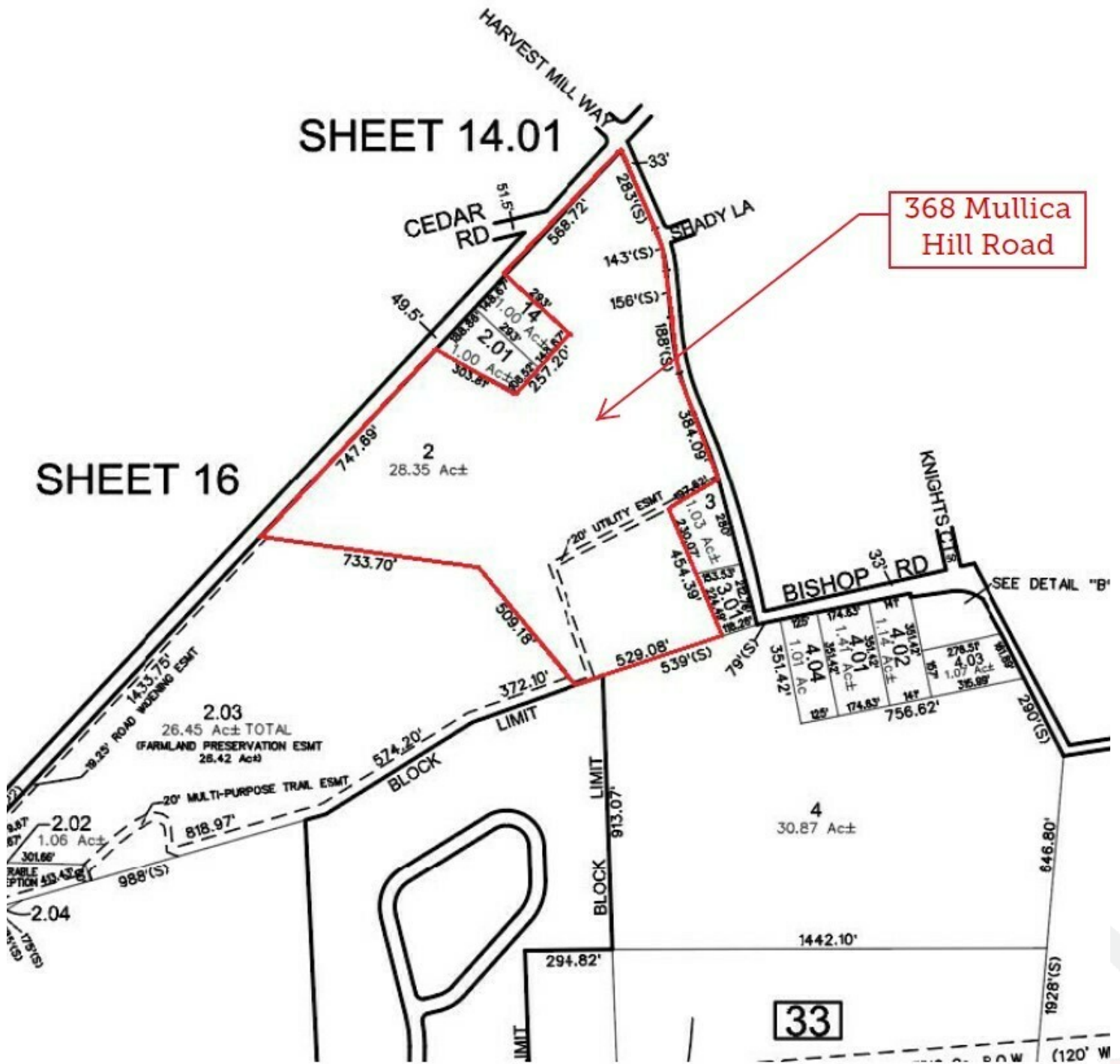
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FOR

PROPOSED MIXED USE
DEVELOPMENT



PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46184
PENNSYLVANIA LICENSE No. 73909

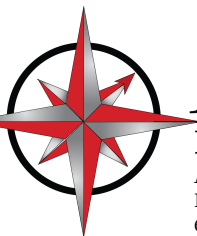
SHEET NUMBER:
C-001

ORG. DATE - 04/26/2024

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Location Map

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Retailer Map

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