



0 BRIDGETON PIKE

MANTUA, NEW JERSEY

4.35 +/- ACRES | 322 FT FRONTAGE | R-11 ZONING

OFFERED AT \$850,000

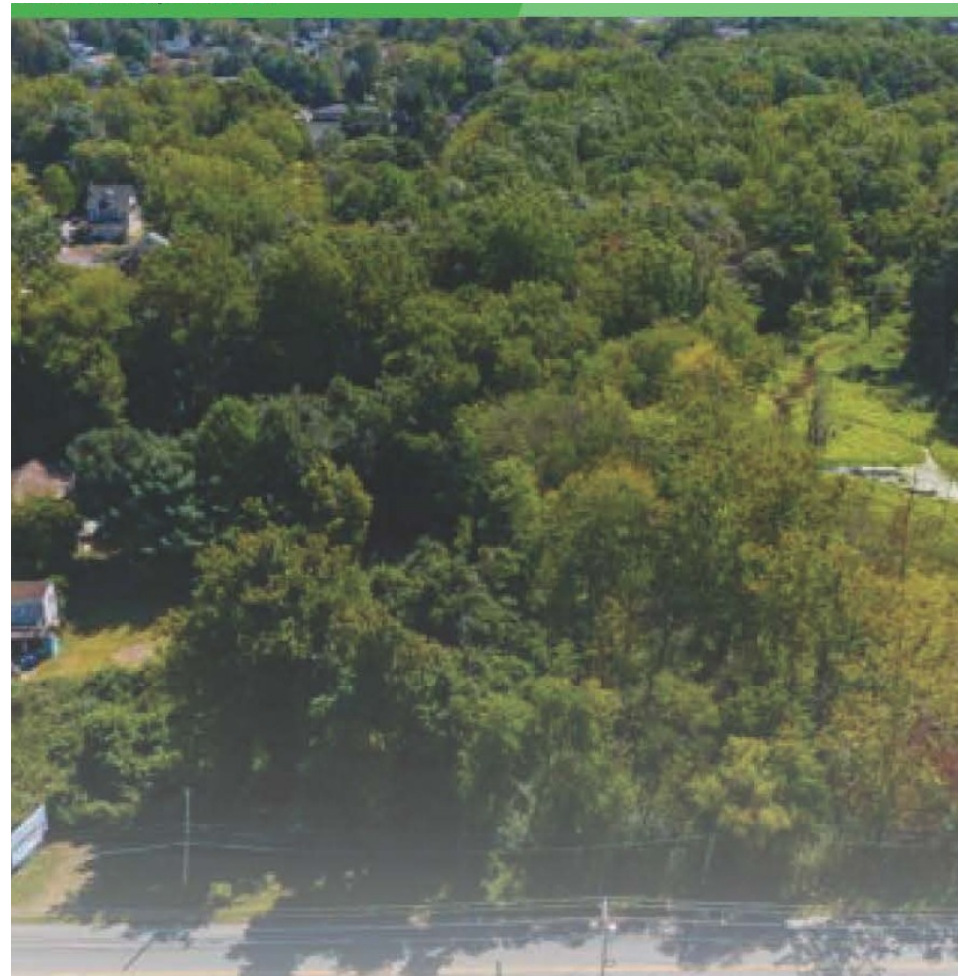
JOSEPH P. PENZONE | 610.608.7980 | PENZONEREALTY.COM

THE OPPORTUNITY

A Rare Development Opportunity

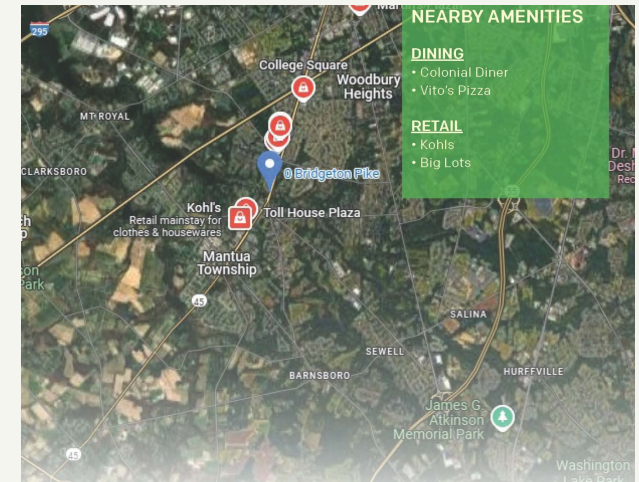
Positioned along Bridgeton Pike / Route 45 in Mantua Township, 0 Bridgeton Pike offers approximately 4.35 acres with 322 feet of road frontage. The site combines strong corridor visibility with proximity to established residential neighborhoods, retail, dining and regional transportation routes.

The parcel is currently zoned R-11 Residential. Prior marketing materials identify potential for a commercial variance, subject to municipal approvals. A 2007 feasibility study indicated that wetland delineation could potentially result in approximately 2 acres of developable land.



PROPERTY PROFILE

Land. Frontage. Development Potential.



PROPERTY FACTS

ADDRESS	0 Bridgeton Pike, Mantua, NJ
LAND AREA	4.35 acres +/-
LOT AREA	189,486 SF +/-
FRONTAGE	322 feet +/-
BLOCK / LOT	110 / 3
CURRENT USE	Vacant Land

SALE & DUE DILIGENCE

ASKING PRICE	\$850,000
OWNERSHIP	Fee Simple
ZONING	R-11 Residential
POSSIBLE USE	Development
MLS #	NJGL2059468
STUDIES	Appraisal / feasibility available

SITE HIGHLIGHTS

Route 45 Land Opportunity

LAND AREA

4.35 AC +/-

Substantial Mantua Township parcel.

ROAD FRONTAGE

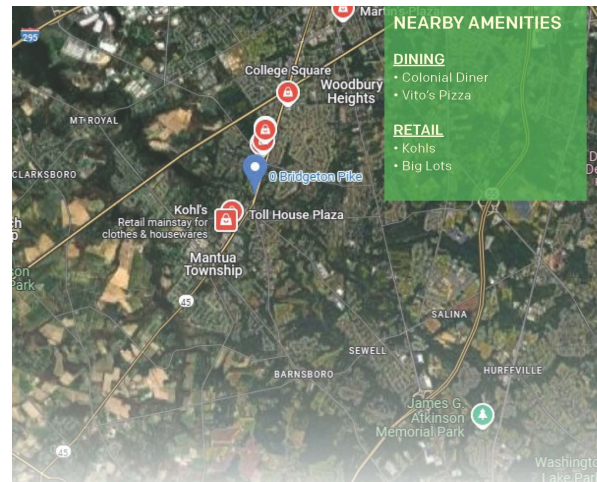
322 FT

Prominent Bridgeton Pike frontage.

ZONING

R-11

Alternative use subject to approvals.



SIGNATURE FEATURES

Route 45 Visibility

322 feet of frontage along Bridgeton Pike.

Development Potential

Potential alternative use subject to approvals.

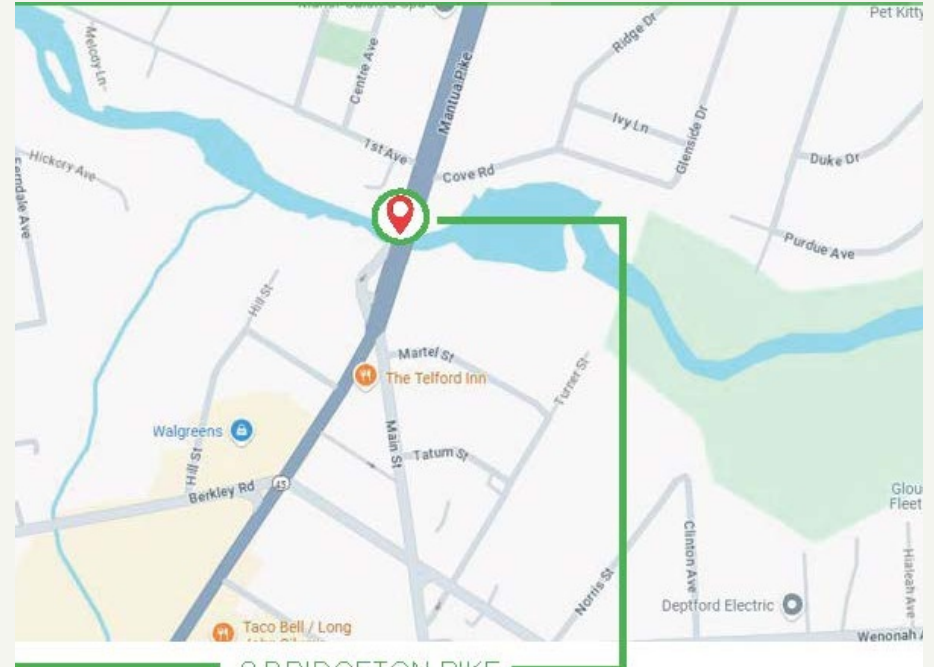
Wetland Study

2007 feasibility material indicated potential +/- 2 acres developable.

Due Diligence

Prior appraisal and feasibility study available.

Mantua Township Access



ROUTE 45

CORRIDOR FRONTAGE

322 FT

ROAD FRONTAGE

4.35 AC

LAND AREA

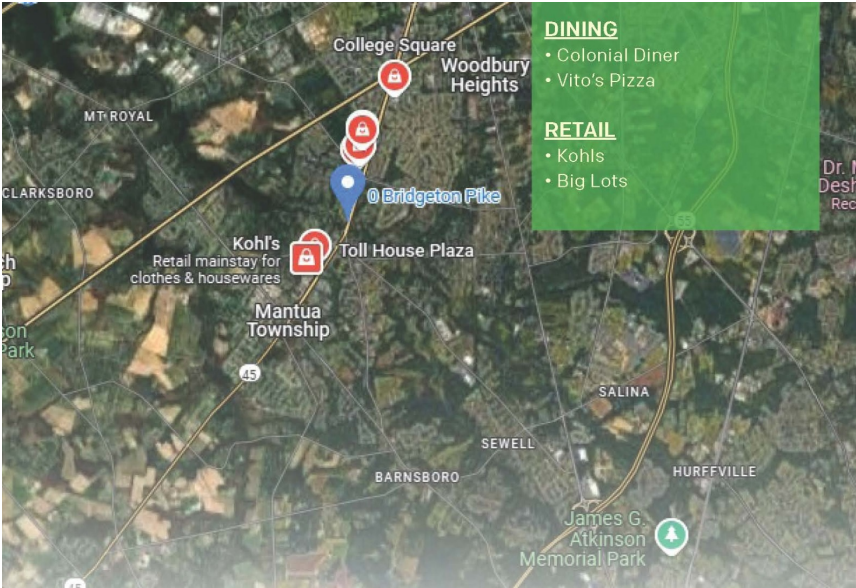
MANTUA

GLOUCESTER COUNTY

Established Route 45 Commercial Corridor

The property sits along Bridgeton Pike in Mantua Township, surrounded by established residential neighborhoods and a concentration of retail and service uses. Nearby anchors and amenities reinforce the corridor's visibility and convenience for future development.

4.35	322	R-11	\$850K
ACRES +/-	FEET FRONTAGE	CURRENT ZONING	ASKING PRICE



MARKET DRIVERS

Retail Proximity

Kohl's, Home Depot, Planet Fitness and corridor retail nearby.

Residential Base

Established Mantua and Sewell neighborhoods surround the site.

Corridor Exposure

Long Route 45 frontage supports strong site identity.

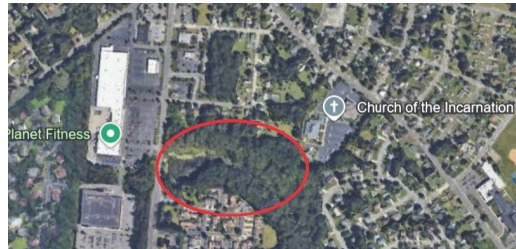
Development Optionality

Current zoning plus potential variance path creates alternatives.

Development Review Framework

PARCEL

BLOCK 110 / LOT 3



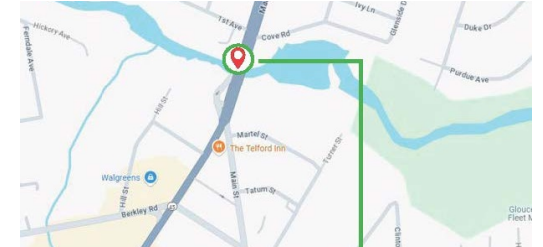
SITE AREA

4.35 AC +/-



FRONTAGE

322 FT +/-



DUE DILIGENCE

Prior marketing material states that a 2007 feasibility study was completed and that wetland delineation could potentially result in approximately 2 acres of developable land. A prior appraisal and feasibility study are available for review. All zoning, wetlands, utilities, permitted uses, development yield and approvals should be independently verified by a prospective purchaser and its professional consultants.



EXCLUSIVELY REPRESENTED BY

Joseph P. Penzone

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FOR SALE

\$850,000

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MANTUA, NEW JERSEY

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