



DEVELOPMENT OPPORTUNITY FOR SALE

945 NORTH BRIDGETON PIKE

 SEWELL, NJ 08080

856.797.1919

www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

Emily Stein

*Managing Director
Director of Healthcare Services*

856.797.1919 x110
609.457.9816
Emily.Stein@VantageRES.com

Ken Richardson

Vice President

856.797.1919 x108
609.346.0512
Ken.Richardson@VantageRES.com

OFFERING SUMMARY



TOTAL ACREAGE

+/- 25.15 AC



SALE PRICE

\$2,600,000



TOWNSHIP

Mantua Township



ZONING

Planned Commercial



PARKING

Road Frontage: +/- 2,700 linear ft



AREA HIGHLIGHTS

- ✓ Development opportunity on Route 45 (Bridgeton Pike) in Mantua Township (Gloucester County) in a Planned Commercial District
- ✓ Centrally located in Gloucester County in close proximity to Mullica Hill, West Deptford, Wenonah, Sewell, and East Greenwich. Offering access to a high demographic and populated communities
- ✓ The property has over +/- 2,700 ft of linear road front. Concept plans exist for a mixed use development of retail and residential development. Public water and septic

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	1,213	26,396	75,571
2027 POPULATION PROJECTION	1,241	26,965	76,851
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	400	9,216	27,706
2027 HOUSEHOLD PROJECTION	410	9,407	28,176
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$149,609	\$147,088	\$125,325
MEDIAN HOUSEHOLD INCOME	\$129,412	\$122,380	\$101,283

KEY DISTANCES

ROUTE 322

1.5 MILES

INSPIRA MEDICAL CENTER

5.3 MILES

NJ TURNPIKE

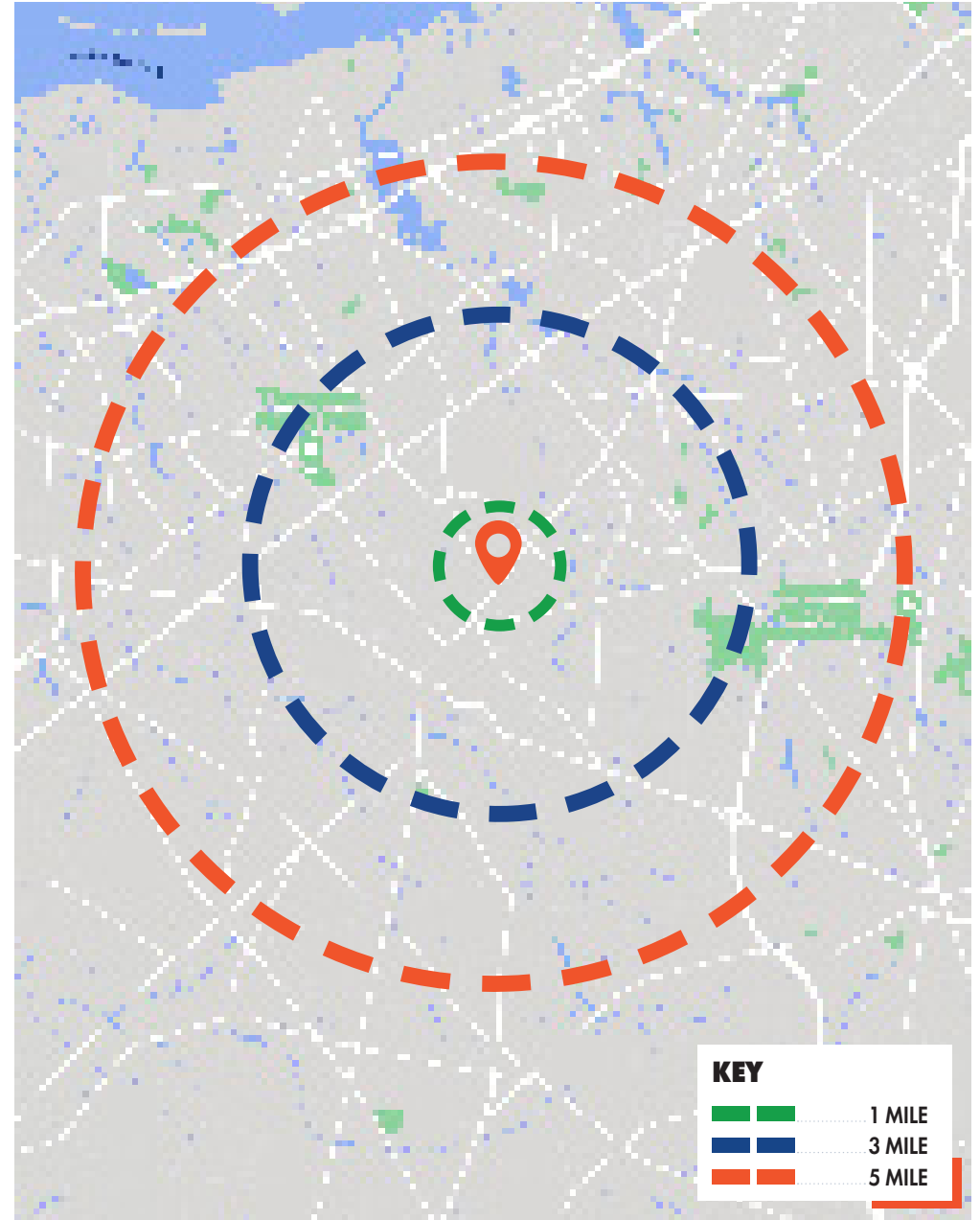
5 MILES

I-295

5.7 MILES

ROWAN UNIVERSITY

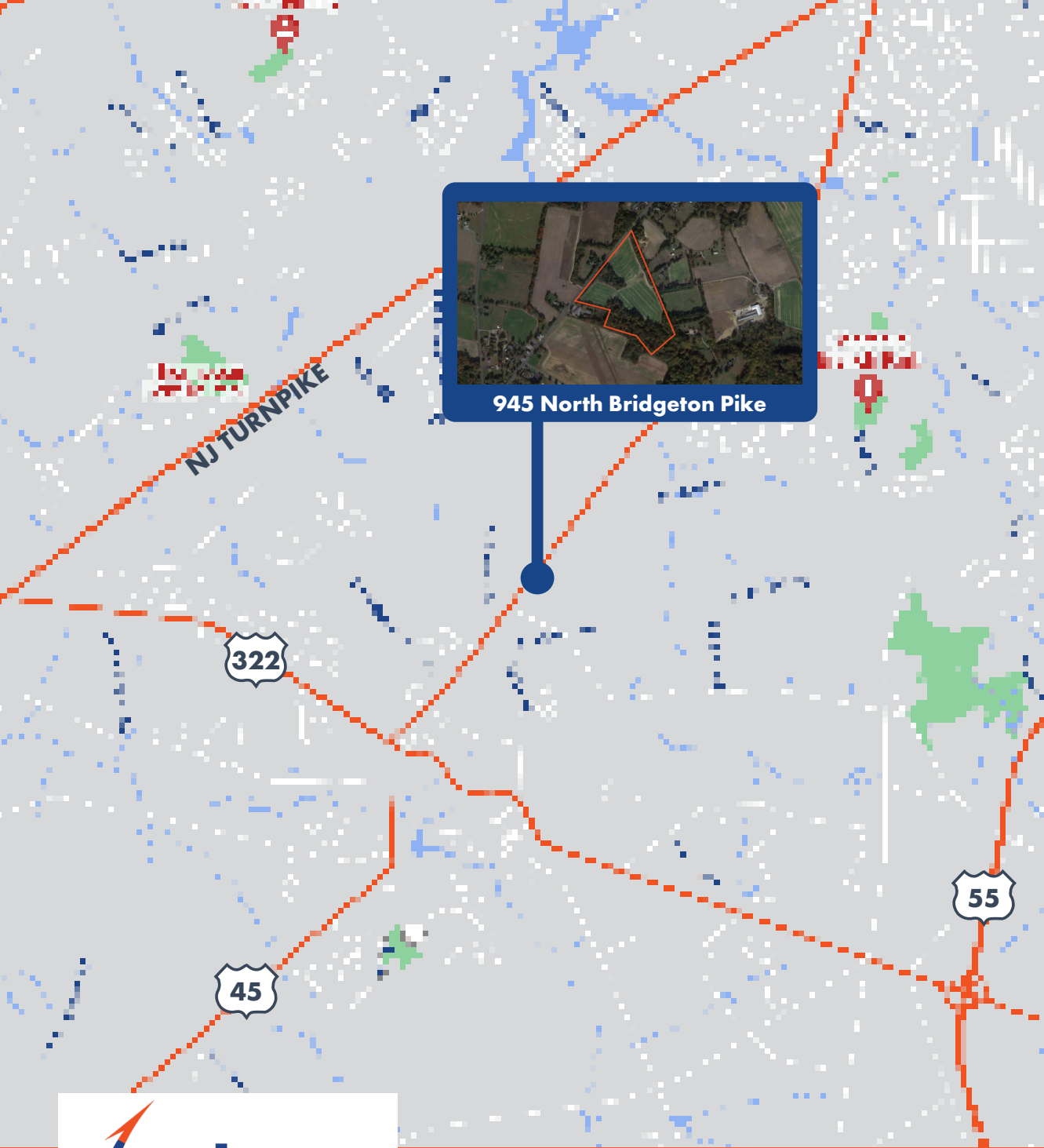
6.2 MILES



945 NORTH BRIDGETON PIKE, SEWELL, NJ 08080

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



945 North Bridgeton Pike

NEARBY AMENITIES

DINING

- Amici
- Blueplate
- Brew x Bread
- Cherry On Top Ice Cream Shoppe
- Devour Desserts
- Dippy's Custard & Ice Cream
- Happy's Water Ice
- Harrison House Diner
- Medemoiselle Macaron
- Mullica Hill Amish Market
 - Beiler's Bakery
 - Mr Rice
 - Mullica Hill Amish
 - Village Bagels
- Naples at the Warehouse
- Pats Pizzeria
- Taco Bell
- Toll House Plaza
 - Sal's Pizza & Restaurant
- VolinKelly

RETAIL

- Andy's Custom Home Improvement
- AutoZone Auto Parts
- B Safe Security
- Central Carpet Care
- CVS
- Dempsey's Tire Center
- EarthWise Pet Supply Mantua
- Heritage's Dairy Stores
- Hoffman's Exterminating
- Kohl's
- Marshalls Towing and Auto Repair
- Mullica Hill Amish Market
 - Dutch Family Fresh Meats
 - Philly Pretzel Factory
 - Rite Aid
- Mullica Hill Floral Co
- Old Mill Antique Mall
- Ponte's Auto Parts
- RunningCo.
- Studio 23 Home
- The Home Depot
- The Telford Inn
- Tiger Kang Martial Arts
- Toll House Plaza
 - Dollar General
 - Wine Warehouse
- Walgreens
- Wawa



📍 945 NORTH BRIDGETON PIKE, SEWELL, NJ 08080

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.