



AVAILABLE FOR SALE

1523 HARDING HIGHWAY

NEWFIELD, NJ 08344

12.7 AC LAND AVAILABLE

ZONED HC - HIGHWAY COMMERCIAL

PROPERTY HIGHLIGHTS

- 947' frontage on Harding Hwy (10,500 VPD)
- All utilities available (well water, septic sewer, electric, natural gas)
- Taxes: \$340 (2025) Currently farm qualified
- Located in Franklin Township, Gloucester County
- Parcel 05 07203-0000-00019

CONTACT

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PROPERTY DESCRIPTION

1523 HARDING HIGHWAY NEWFIELD, NJ



ZONING

Zoned HC - Highway Commercial. Permitted uses include: Retail stores (general merchandise, hardware, garden centers, furniture, apparel, food stores, etc.) , professional and business offices, real estate, insurance, legal, engineering, and educational offices, personal service businesses, restaurants and diners (including drive-thrus) , bars, pubs, and taverns, child-care centers, houses of worship , clubs and fraternal organizations, pet care services, self-storage facilities, government buildings and utilities.

LOCATION DESCRIPTION

This property is located on heavily traveled Harding Highway (Route 40). Easy connectivity to major transportation corridors, including Route 55 and Route 47 providing efficient access to regional markets and distribution channels.

HIGHWAY & POI DISTANCES	
Route 47	3.0 mi
Route 55	4.3 mi
Route 322	9.0 mi
Atlantic City International Airport (ACY)	32 mi
Philadelphia International Airport (PHL)	40 mi
PhilaPort	40 mi
New York City	115 mi
Washington DC	142 mi

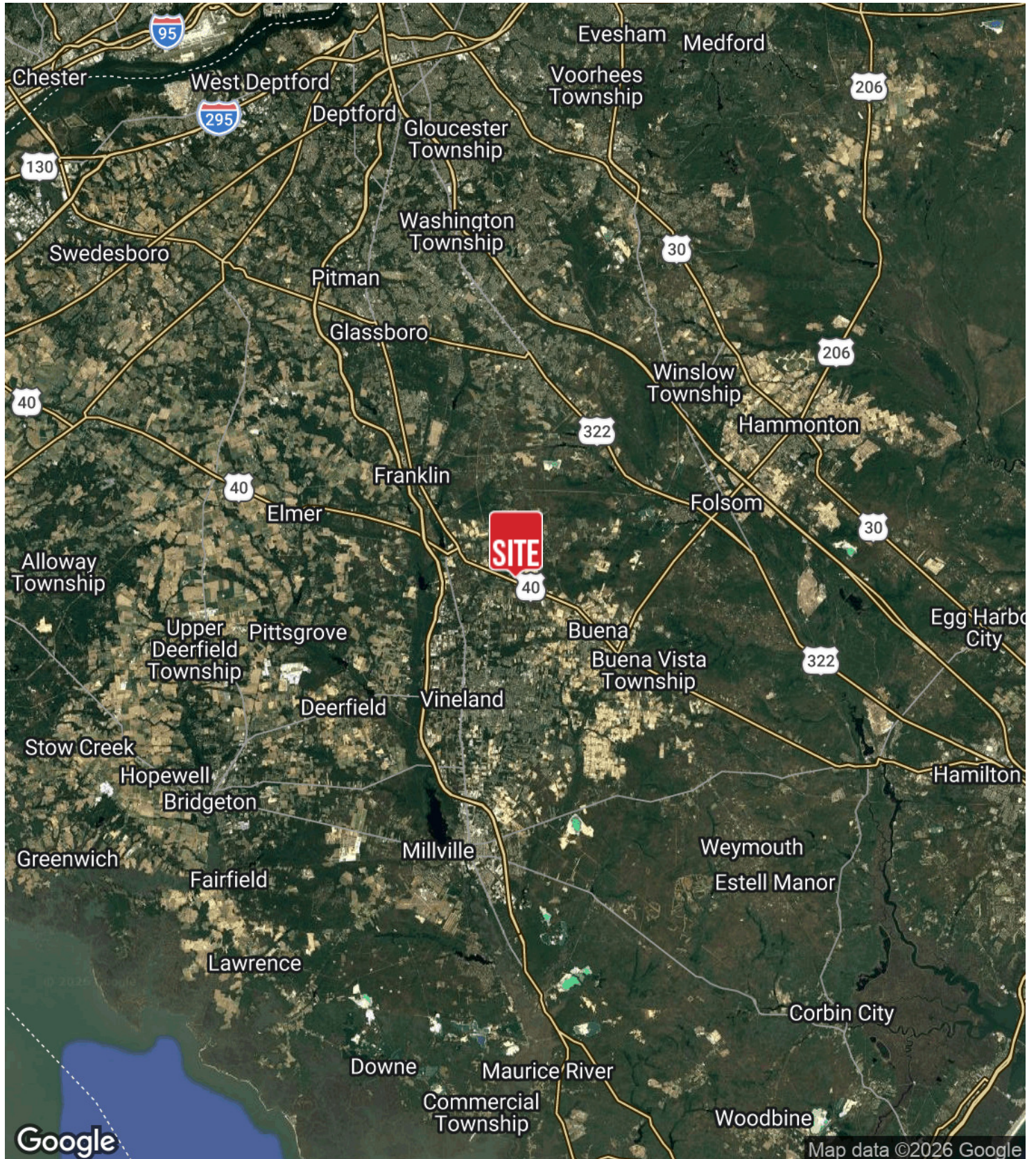
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LOCATION MAP

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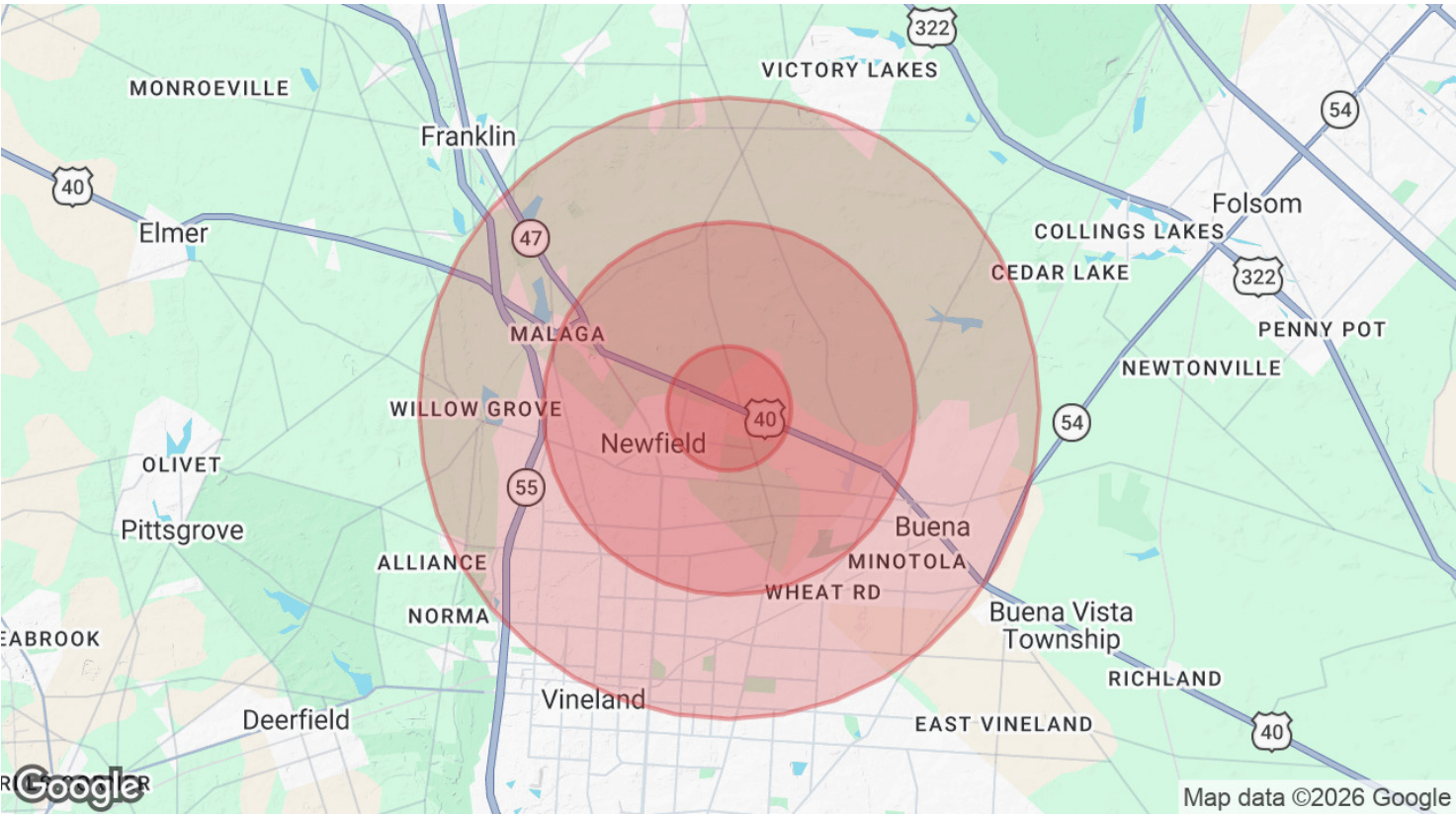
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,433	11,058	38,805
Average Age	42.1	38.9	38.8
Average Age (Male)	39.4	39.1	36.9
Average Age (Female)	42.5	38.0	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	503	4,004	13,873
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$120,823	\$108,775	\$96,329
Average House Value	\$256,193	\$207,347	\$221,125

2023 American Community Survey (ACS)

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