



Commercial Development Site

751 & 749 Barnsboro Rd, Mullica Hill, NJ

Sale Price: \$875,000

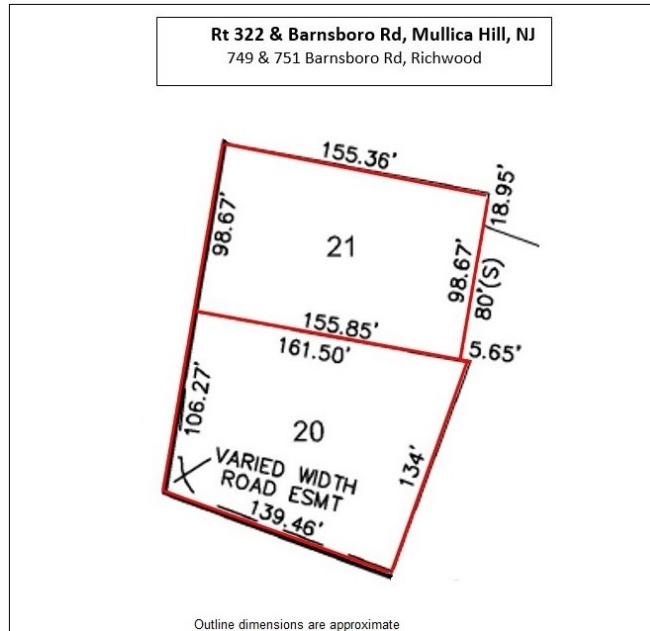
Lot Size: 1+- Acres

Zoning: C-1 Village Center District

Taxes (2022): \$12,648

Key Facts:

- Prime Development Site
- Two adjoining parcels
- Ideal corner location at signaled light
- 140 feet road frontage on Rt 322
- Multiple Uses within C-1 Zoning District
- High Exposure and Traffic Counts
- Short distance from new Inspira Hospital and Rowan University
- Just 3/4 mile from Rt 55 Exit on Rt 322



PRICE REDUCTION - Development Opportunity - Capitalize on this unique opportunity to consolidate two adjoining parcels of property into an outstanding commercial site. Strategically located within the heart of the thriving Mullica Hill (Richwood) C-1 zoning district, this prime location is a short distance from Inspira Hospital, Rowan University and just 3/4 mile from Rt 55 exit on Rt 322. This site provides access to major highways within the Southern New Jersey /Delaware Valley region.

The signalized intersection site offers a combined total of 1+- acres, with 140 feet of road frontage on heavily traveled Route 322 and as a bonus accessibility from two adjoining streets. The two existing residential buildings can be utilized to accommodate a commercial enterprise or torn down to meet your projects vision. Additional contiguous acreage totaling 2+ acres with 290'+- of road frontage on Rt 322 could potentially be assembled with the existing acreage to increase the buildable footprint or parking.

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