

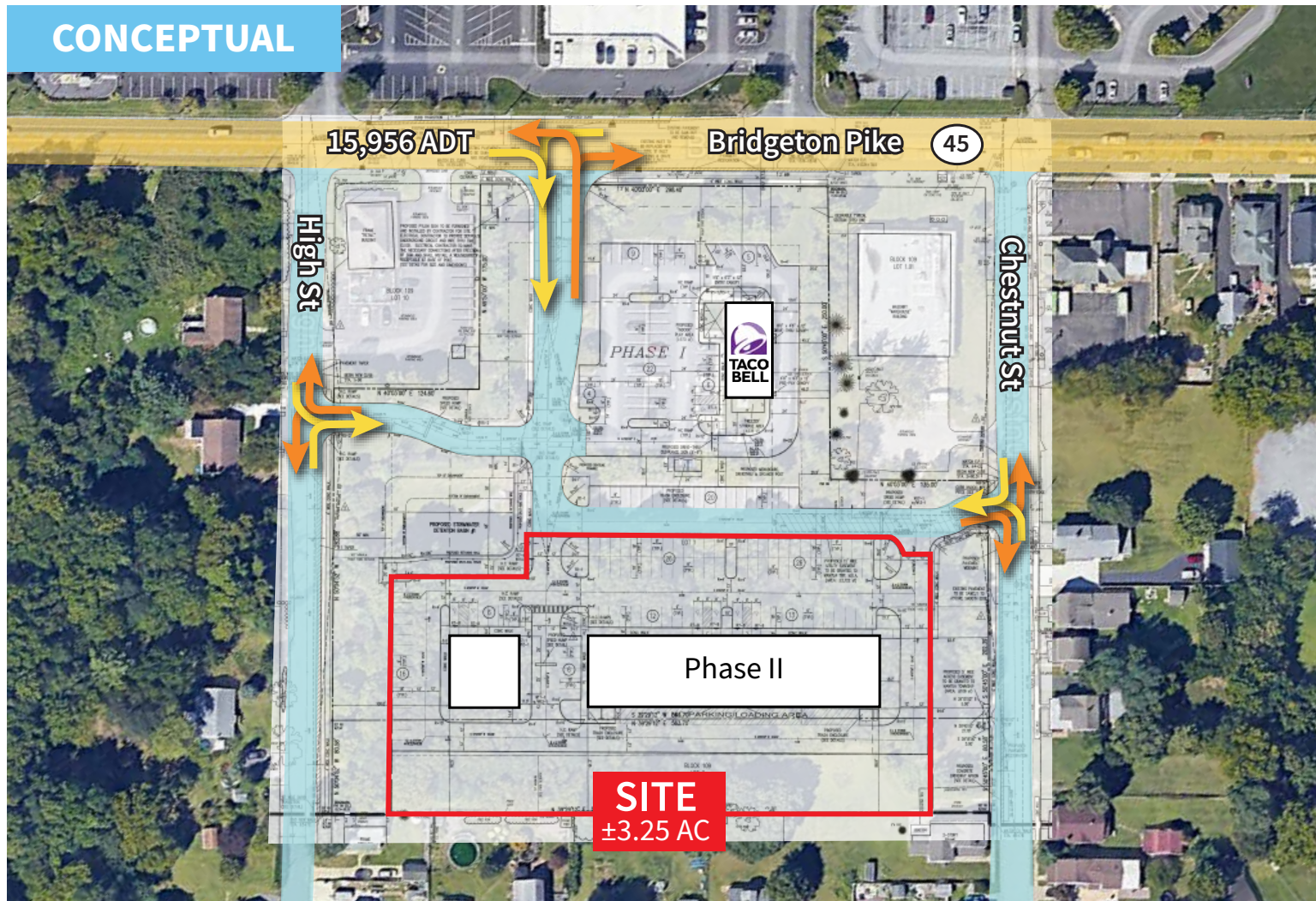
±3.25 AC LAND AVAILABLE

For Ground Lease, Build-to-Suit or Sale

235 N Bridgeton Pike, Mantua, Gloucester County, NJ

EQUITY CRE

CONCEPTUAL



PROPERTY FEATURES

- Join Taco Bell
- Land available for ground lease, build to suit, or sale
- Ownership willing to consider the following uses:
Retail, daycare, medical, office, self-storage
- Over 15,500 ADT on Route 45
- Multiple points of ingress/egress



LOCATION DETAILS

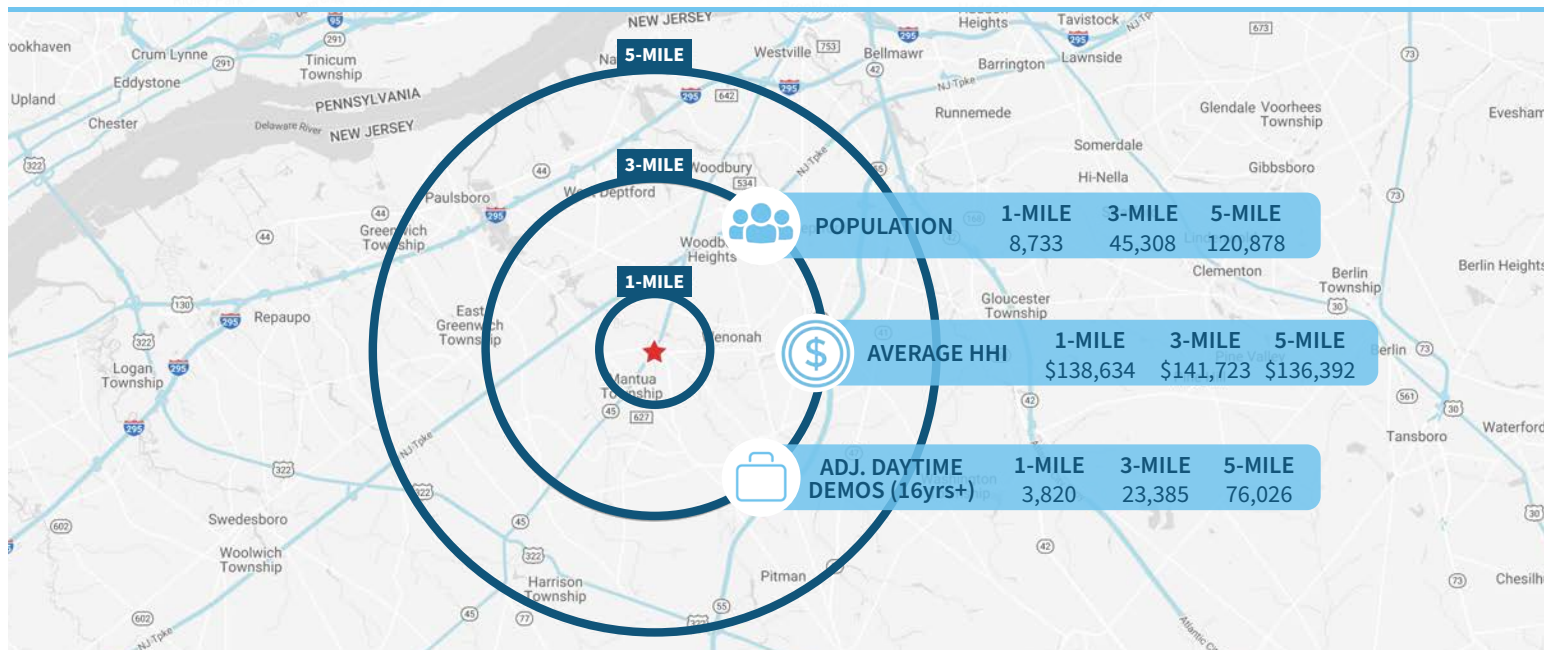
- Area tenants include Home Depot, Kohl's, Shop Rite, Planet Fitness, Auto Zone, Rite Aid, and more
- Approximately 45,308 people within 3 Radius
- Property serves Mantua, Woodbury Heights, West Deptford, Sewell markets

CONTACT

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±3.25 AC LAND AVAILABLE**For Ground Lease, Build-to-Suit or Sale****235 N Bridgeton Pike, Mantua, Gloucester County, NJ****EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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05/25

MARKET AERIAL

235 North Bridgeton Pike, Mantua Township | Gloucester County, NJ



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (*22)