



## ***The Real Estate Investment Professionals***

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# **DEVELOPMENT OPPORTUNITY**

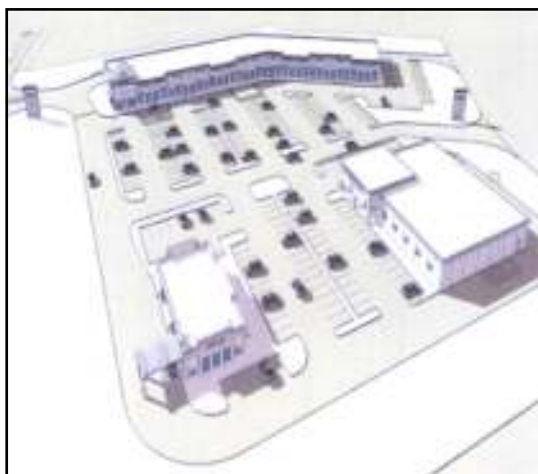
**8.33+/- ACRES**

**Prime Location !**

**4800 Black Horse Pike at Cologne Ave., Mays Landing**

***Hamilton Township***

**Atlantic County, New Jersey**



- **Previously Approved for 50,000+/-sf Strip Center including 2 Pad Sites**
- **Public Water & Public Sewer**
- **Frontage on 3 Streets**
- **Busy Corner with Traffic Light**
- **Over 30,000+ Vehicles Per Day**
- **Outside the 100-500 Year Flood Plain**

### **Zoned: Highway Commercial**

Retail  
Medical Complex  
Nursing Home  
Convalescent Center  
Convenience Food Store

New Car Sales & Service  
Restaurant  
Professional Offices  
Drive-in or Fast Food Restaurant  
Bank

Drug Store  
General Business Establishments  
Nursery and Garden Products  
Dry Cleaning  
Agricultural Commercial

***20 Minutes to Atlantic City***  
***15 Minutes to AC International Airport***

***Exclusive Offering***

***PrestigeGroup.com***

# **MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY**

## **EXECUTIVE SUMMARY**

*Prestige Group Is Proud To Present The Exclusive Offering Of A*

## **DEVELOPMENT OPPORTUNITY**

**Hamilton Township**

**Atlantic County, New Jersey**

4800 Black Horse Pike, Mays Landing, New Jersey 08330

**8.33+/- Acres**

The property is 8.33+/- acres. It is situated on the Black Horse Pike (Route 322), just west of The Hamilton Mall. The Black Horse Pike is one of the main arteries from metro Philadelphia to Atlantic City and all South Jersey shore points.

The property has street frontage on 3 streets. It sits on the well traveled corner of Black Horse Pike and Cologne Ave. which has a traffic light. The property is easily accessible from the Black Horse Pike from both east and west travel.

Just 20 minutes miles from Atlantic City, the property has great visibility from the Black Horse Pike; both easterly and westerly travel.

The site is served by public water and public sewer.

The property is just 20 minutes to Atlantic City and 15 minutes to the Atlantic City International Airport. It is centrally located to all the attractions Atlantic County has to offer.

The site was previously approved for a retail center with 2 pad sites. The approval time lapsed. As a retail center is a conforming use with the current zoning it is assumed the Township would approve this type of project.

The property had been approved for a retail strip center with two pad sites totaling 50,000+/-sf:

Up to 34,800sf Strip Center for Lease

Pad Site for 3,520sf Building for Sale or Lease

Pad Site for 12,500sf Building for Sale or Lease

### **Zoned: Highway Commercial**

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Nursing Home

Convalescent Center

Convenience Food Store

New Car Sales & Service

Restaurant

Professional Offices

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