

1040 N. Pearl Street

Bridgeton, NJ 08302

±6.64 AC Land for Sale

NOW ON THE MARKET!



LAND FOR SALE

Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

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Highlights

- Located on the major roadway, N Pearl Street (Route 77), with strong traffic counts and visibility
- Zoning: B2 (Business District)
- Ingress/Egress available on NJ State Highway Route 77 with 14,310 VPD
- Area Retailers:

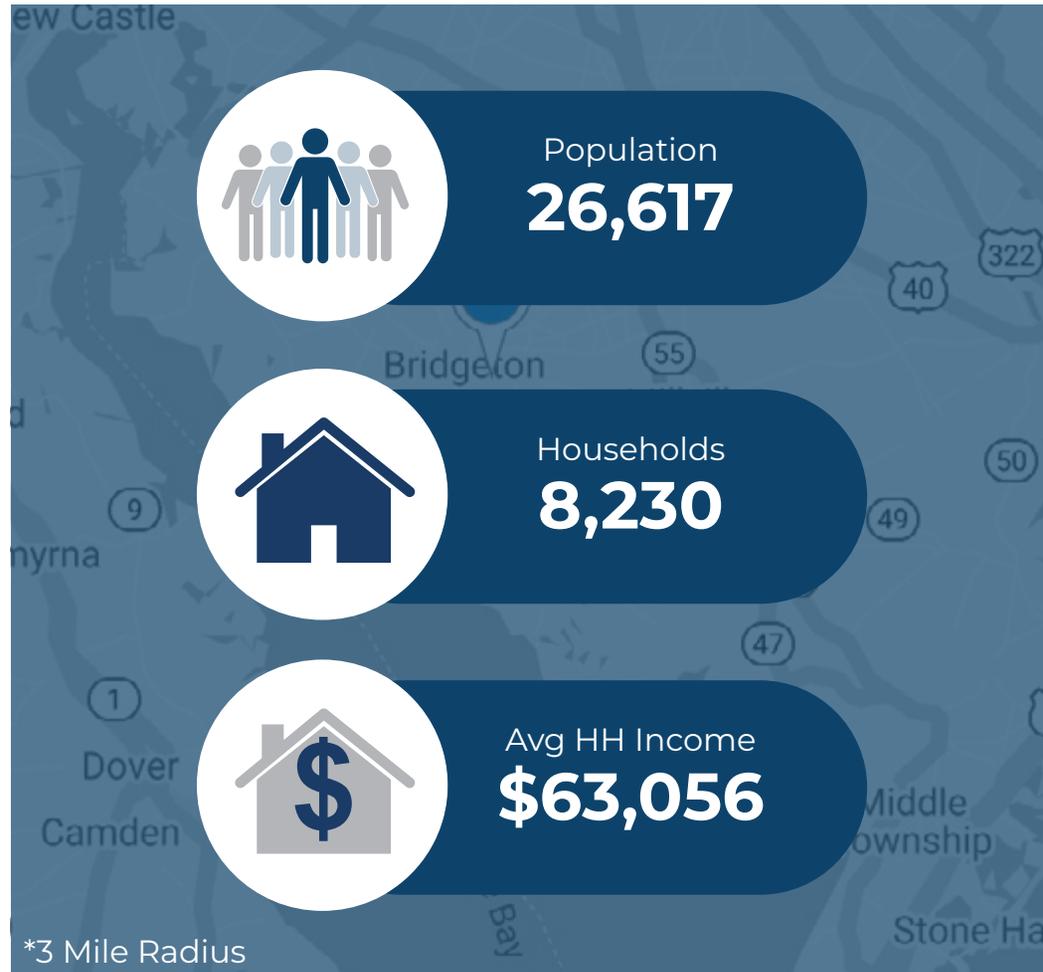
Walmart  **FAMILY DOLLAR**



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------|----------|----------|----------|
| Population | 1,525 | 26,617 | 42,721 |
| Households | 592 | 8,230 | 12,720 |
| Avg HH Income | \$73,864 | \$63,056 | \$66,974 |

Traffic Count N Pearl Street (Route 77): 14,310 ADT

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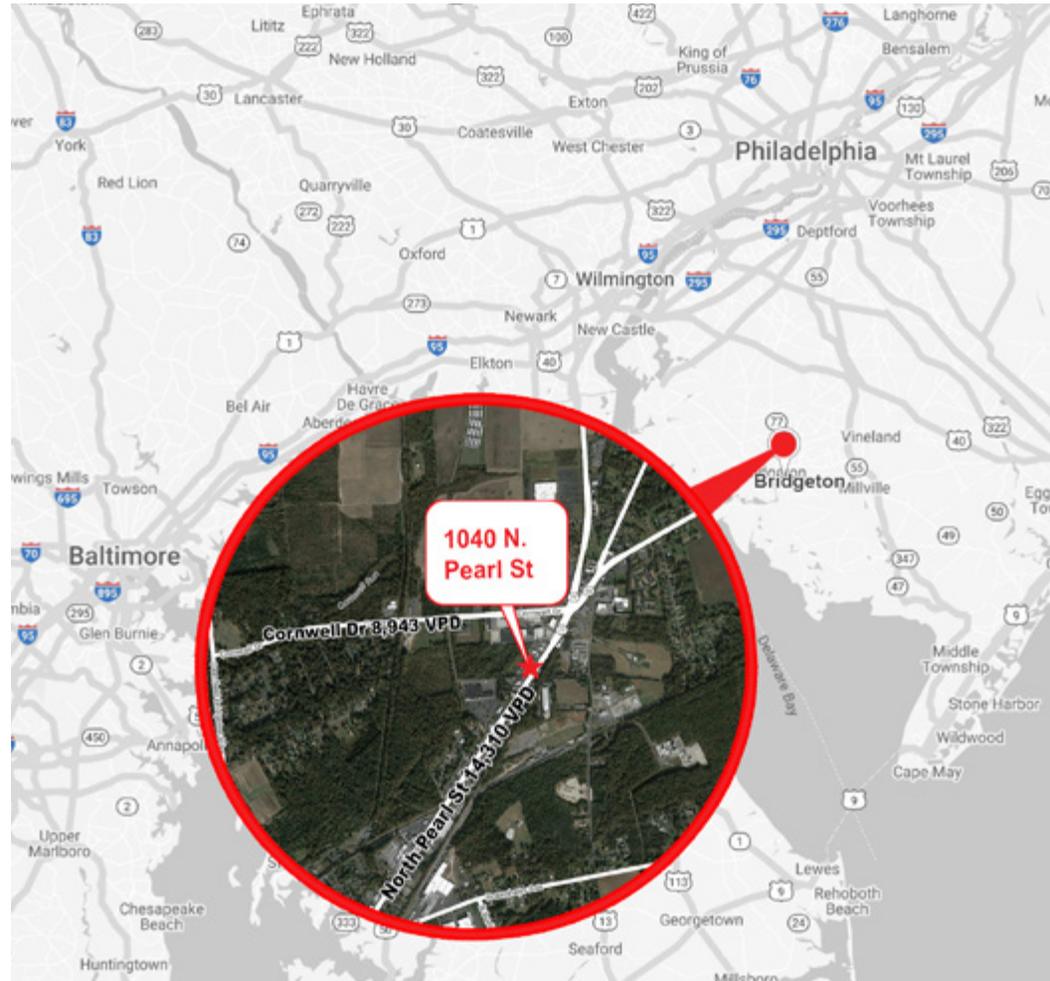
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About Bridgeton

Bridgeton is a city in Cumberland County, New Jersey, in the southern part of the state. Bridgeton is approximately 40 miles southeast of Center City Philadelphia with a city's population reflecting a continual growth within the last five years.

Bridgeton, Millville, and Vineland are the three principal cities of the Vineland-Millville-Bridgeton Primary Metropolitan Statistical Area, which encompasses those cities and all of Cumberland County for statistical purposes and which constitutes a part of the Delaware Valley.

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Local Aerial



Upper Deerfield Township

3-Miles

DOLLAR GENERAL

Walmart SUBWAY

TT OLLIE'S metro DUNKIN' ALBI DOLLAR TREE TRACTOR SUPPLY CO. Pizza Hut ACE

SITE

ALDI

McDonald's Burger King Dunkin' Donuts Dollar General

Deerfield

metro Dunkin' Rainbow Dollar Tree cricket Dunkin' Dunkin' Donuts Family Dollar Best

Shiloh

and Farms

DOLLAR GENERAL

Hopewell

Bridgeon

DOLLAR GENERAL

Market Aerial