

PROPERTY INFORMATION PACKAGE

5060 HARDING HIGHWAY

34,340 SF
Approved Mixed Use Commercial
12.8 + - Acres

Mays Landing, Hamilton Township, Atlantic County, NJ



Exclusively presented by:

JIM BOYLE SR & ED RITTI
LAND DEVELOPMENT

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The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

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I. EXECUTIVE SUMMARY

This is a vacant, wooded corner land parcel in Hamilton Township, Atlantic County, NJ. This parcel totals approximately 12.8 acres in size. It is located at the signalized corner of Harding Highway (Route 40) and 32nd Avenue.

The Zoning is DC (Design Commercial). The owner has stated that Planning Board approvals are still current for a mixed use commercial project of retail, food, banking, drug store and professional office space comprising 34,340 SF with 215 parking spaces. The parcel is located in a sanitary sewer service area and has public water available.

The existing plan is allocated as follows:

Professional Office Space:	13,000 SF
Drug Store:	13,440 SF
Bank w/drive thru:	2,500 SF
Restaurant/retail	4,000 SF
Coffee shop w/drive thru:	1,400 SF

NJ Route 40 (Harding Highway) is a main state highway connector that travels from the Delaware Memorial Bridge to Atlantic City, NJ. The project site is located just 2 miles west of the Hamilton Mall commercial complex and is situated in a growth area as designated by the Pinelands Commission.

OFFERED AT: \$1,200,000

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II. PROPERTY DETAILS

Address: 5060 Harding Highway
Hamilton Township, Atlantic County, NJ

Location: The subject property is situated on the southwest corner of Harding Highway (NJ Route 40) and 32nd Avenue.

Access: The property has proposed access from both road frontages.

Land Size: 12.8 +- Acres
The site is uniform in shape having 913' frontage along Harding Highway and 610' in depth.

Zoning: DC (Design Commercial), and allows for a wide range of commercial uses.

Land Use: This Land Use category is for commercial development.

Improvements: It appears there are no improvements on the parcel.

Utilities: **Water** - Public
Sewer - Public
Electricity - ACE
Gas- SJI

Parcel ID #: Block 1030 Lots 1

Legal Descriptions: To be provided

Engineering & Surveying: Schaeffer Nasser Scheidegg, Consulting Engineers

Demographics:	1 Mile	3 Miles	5 Miles
2013 Population	1,142	16,203	35,284
Households	300	6,077	12,518
Avg HH Income	\$59,325	\$64,634	\$73,379

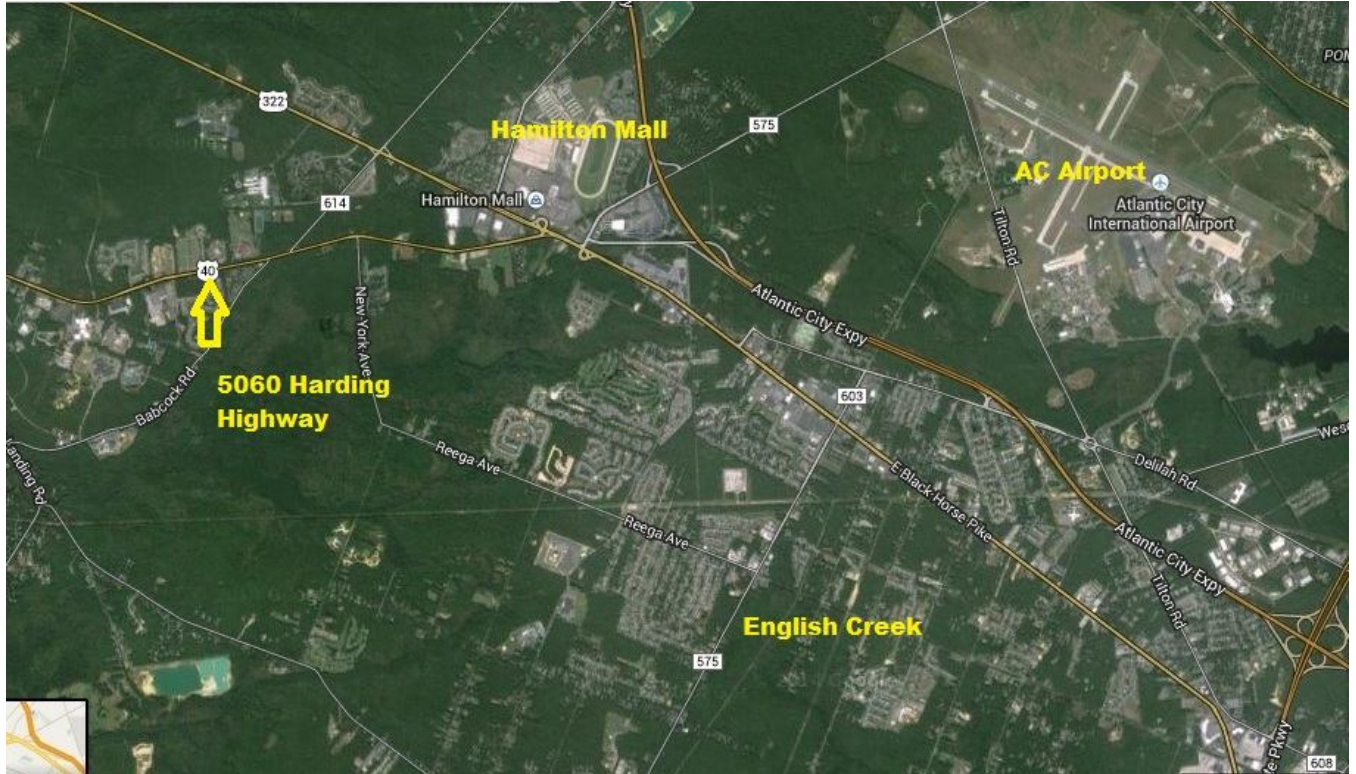
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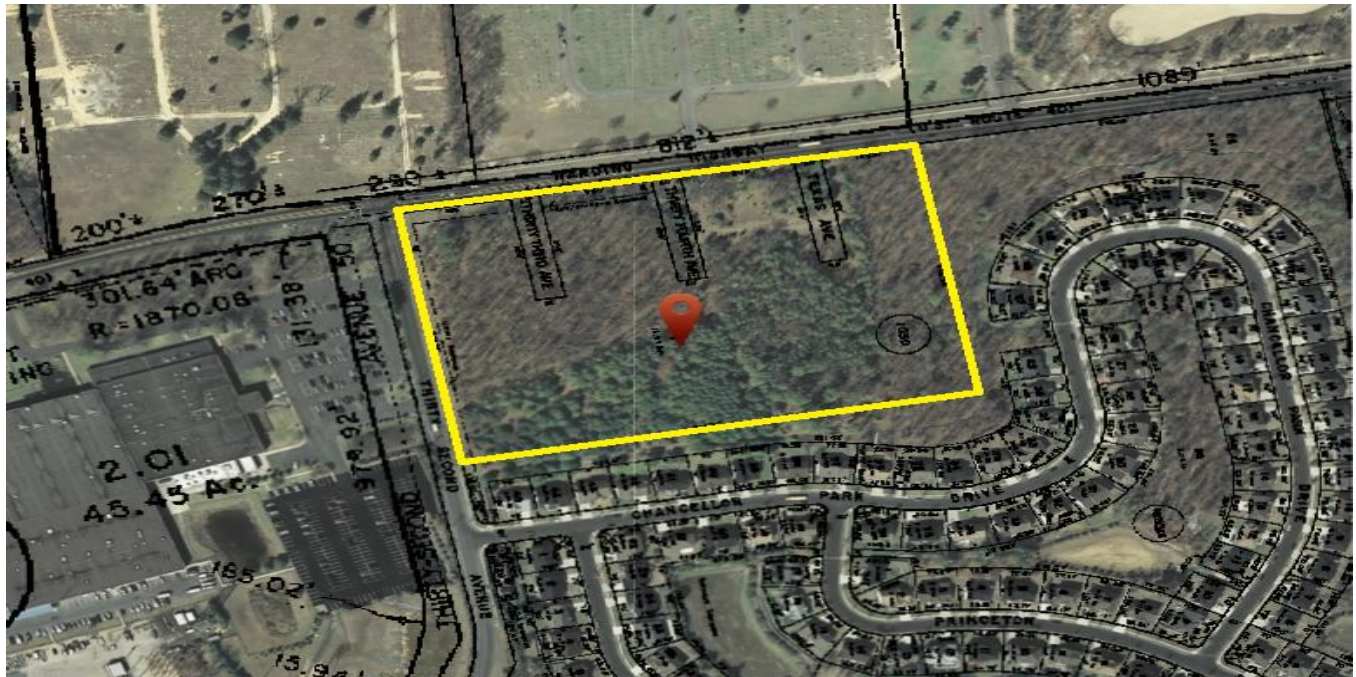
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III. MAPS

LOCATION MAP



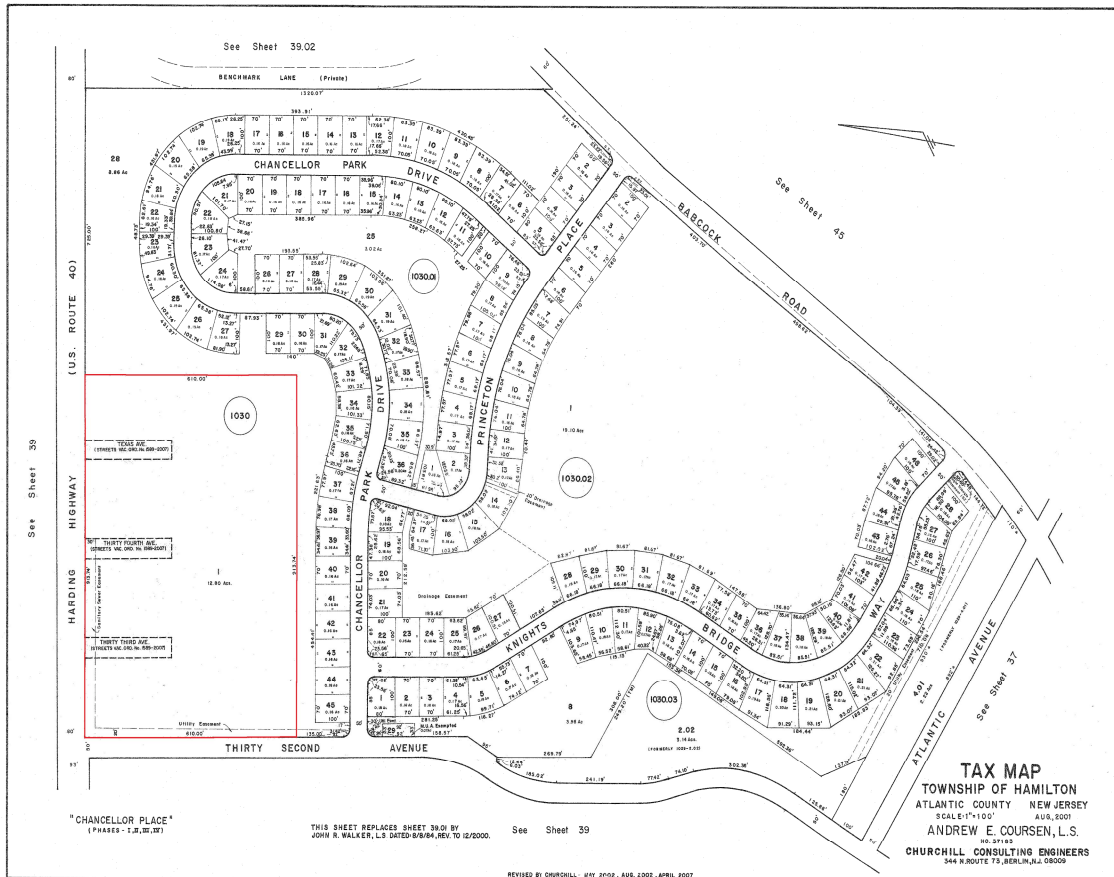
GIS AERIAL VIEW



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MUNICIPAL TAX MAP

39.01



39.01

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[Site Plan Pg 4-Previously Approved \(cropped\)](#)

