

DEVELOPMENT OPPORTUNITY IN GLOUCESTER COUNTY, NJ



FOR SALE: UP TO 60 ACRES AVAILABLE AT EXIT 45/ROUTE 55

This premier mixed-use development site is strategically located at the Exit 45 interchange of Route 55. Spanning up to 60 acres, the property is located at the intersection of Buck Road (CR553) and Aura Road/Willow Grove Road (CR667), with frontage also on Elk Road (CR538) and bordering Route 55. The nearby expansion of Rowan University and the construction of the Inspira Medical Center has led to Route 55 being termed an “Eds and Meds” growth corridor. Approximately 2,000+ housing units have been or will soon be approved for development within two miles of the site, adding up to an outstanding development opportunity with unparalleled accessibility, visibility, and a built-in customer base. **Zoned C-2 (with +/-9 acres MD), the site also has a Redevelopment Plan in place to provide additional flexibility in development.**

CONTACT US

Jason Wolf
Managing Principal
215.588.8800
jason.wolf@wolfcre.com

Concept Plan

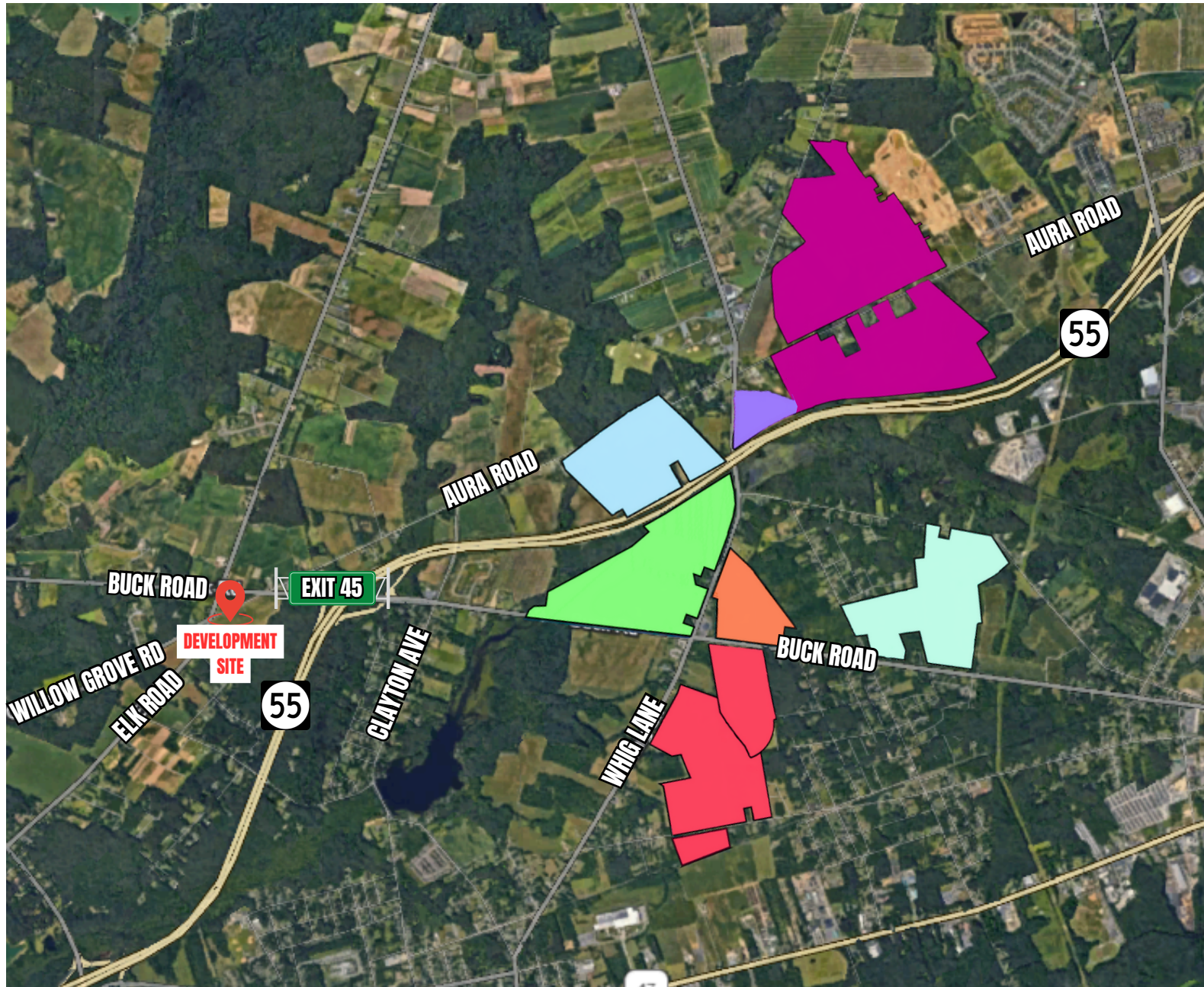
Permitted Uses

- Retail stores and shops
- Restaurants and coffee shops including sit down, fast casual, take-out, and drive-through facilities
- Hotel
- Grocers, supermarket & convenience store
- Indoor education, recreation & fitness facilities
- Hospital, inpatient medical & rehabilitation facilities
- Child development & day care centers
- Motor vehicle service station
- Gasoline fueling/charging stations
- Warehouse & distribution
- Light industrial
- Personal & business service uses
- Professional, medical & business offices
- Banks & financial services

* Some locations within the site may require a variance for certain uses.



Current & Future Residential Developments



Orchard Glen

686 Active Adult
Single Family
Attached/Detached Homes

The Reeds

276 Apartment Homes

Sterling Preserve

35 Single Family
Detached Homes

Sterling Grove

161 Single Family
Detached Homes

Sterling Glen

Sterling Fields

Sterling Meadows

387 Single Family
Attached/Detached Homes
96 Apartment Homes

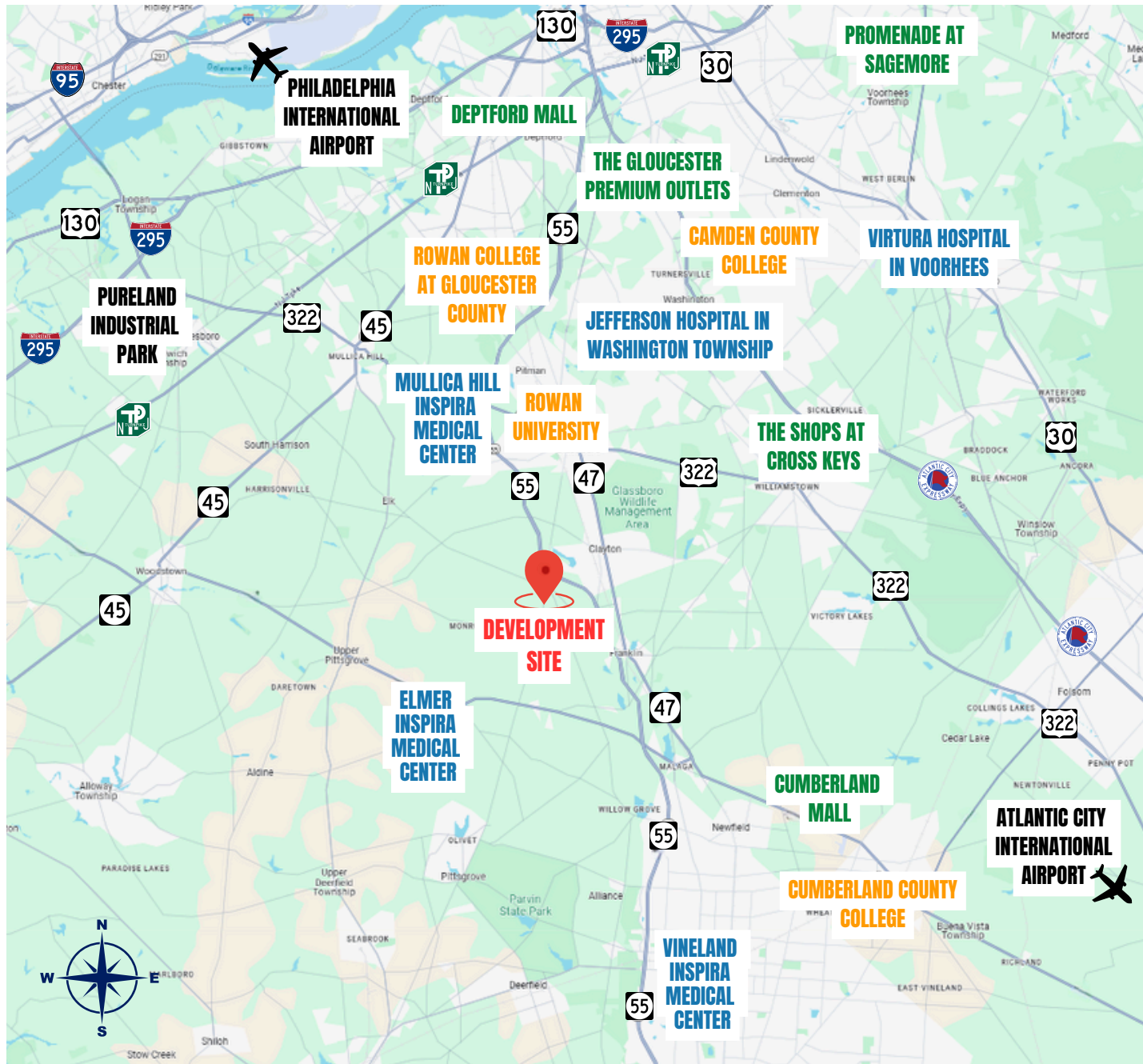
Future Development

Single Family Detached
Homes

Future Development

Apartment Homes

Aerial & Demographics



DEMOGRAPHICS

	3 MI.	5 MI.
2024 POPULATION	13,434	48,785
2029 PROJECTION	15,445	51,983
2024 HOUSEHOLDS	4,867	16,093
2029 PROJECTION	5,816	17,472
AV. HH INCOME	\$115,014	\$107,047