

DEVELOPMENT OPPORTUNITY IN WOOLWICH TOWNSHIP, NJ



HIGHLY VISIBLE 4 ACRE DEVELOPMENT SITE FOR SALE

The property at 2602 Route 322 in Woolwich Township, New Jersey is a prime 4-acre development site zoned CC (Corridor Commercial). Ideally suited for commercial, residential, or mixed-use projects, it offers excellent access to major highways including the NJ Turnpike (Exit 2), I-295, Commodore Barry Bridge, Routes 42 and 55. With a traffic count of approximately 17,500 vehicles per day and positioned within the Kings Landing Regional Growth Center, a state-designated Smart Growth area, this site benefits from ongoing infrastructure upgrades and proximity to the thriving Philadelphia metro area and Pureland Industrial Park. A rare opportunity in a rapidly growing market.

CONTACT US

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Wolf Commercial Real Estate
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Concept Plan

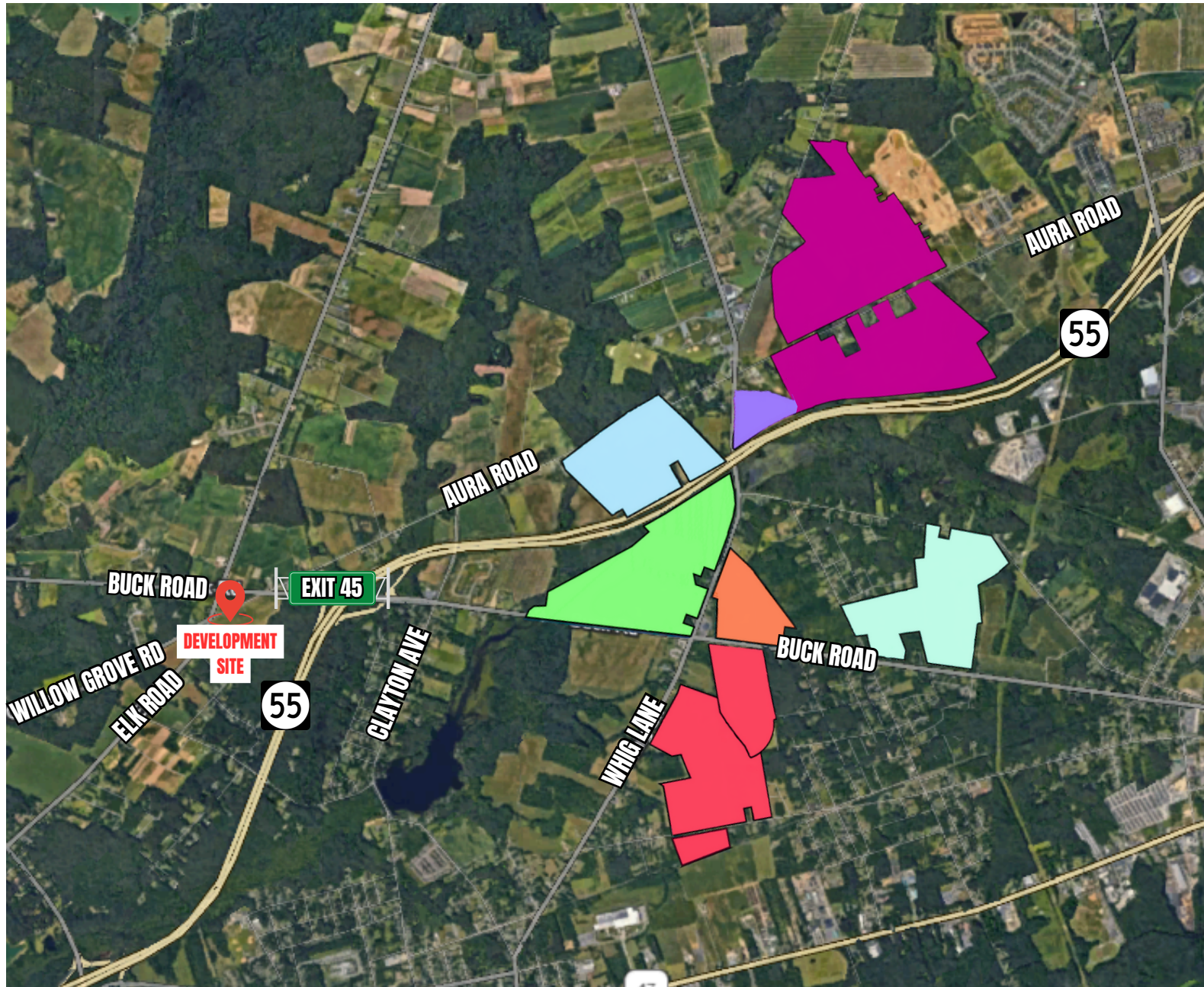
Permitted Uses

- 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

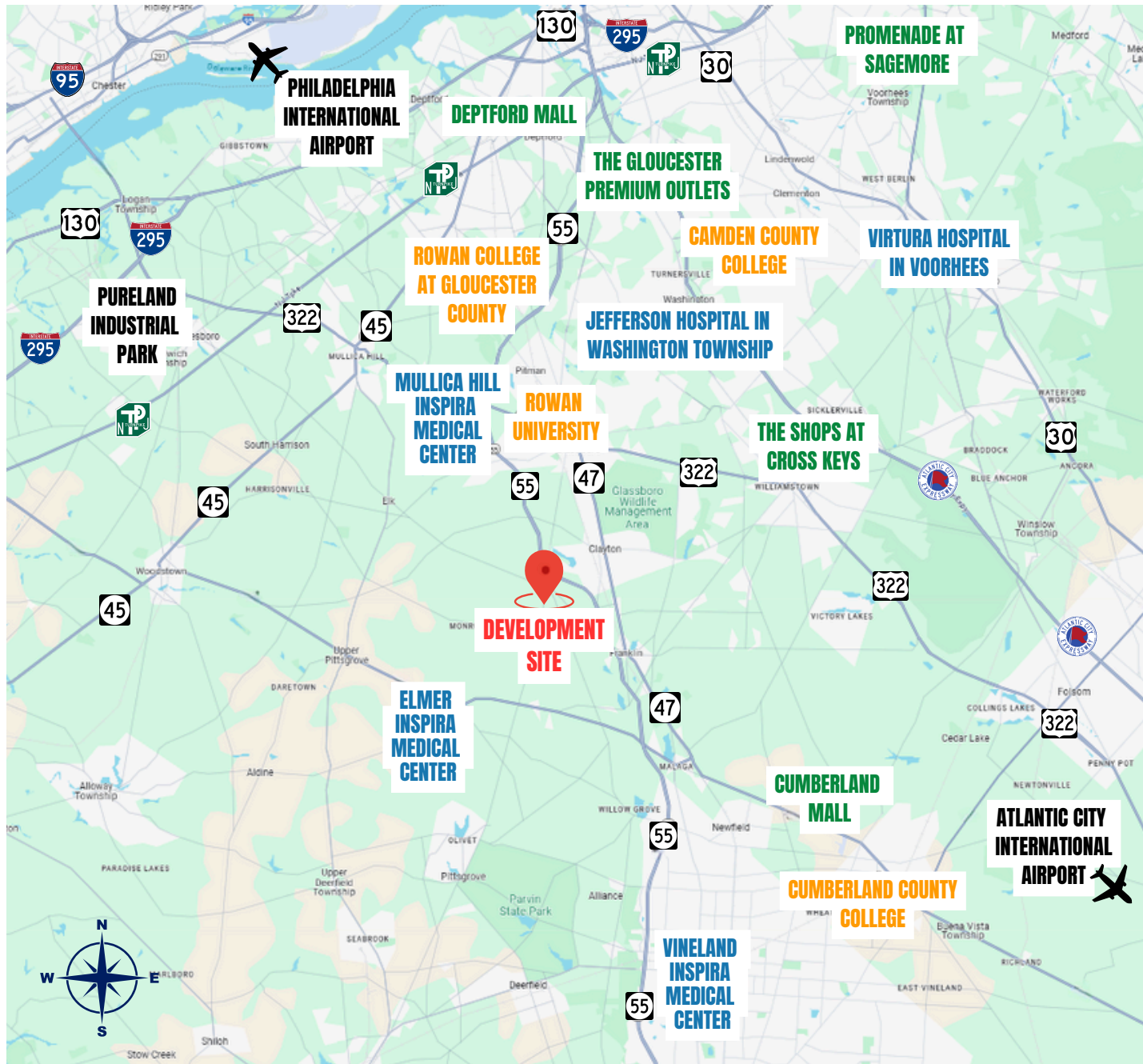
Future Development

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