

455-461 MAIN STREET

Mantua, NJ



PREMIER DEVELOPMENT OPPORTUNITY

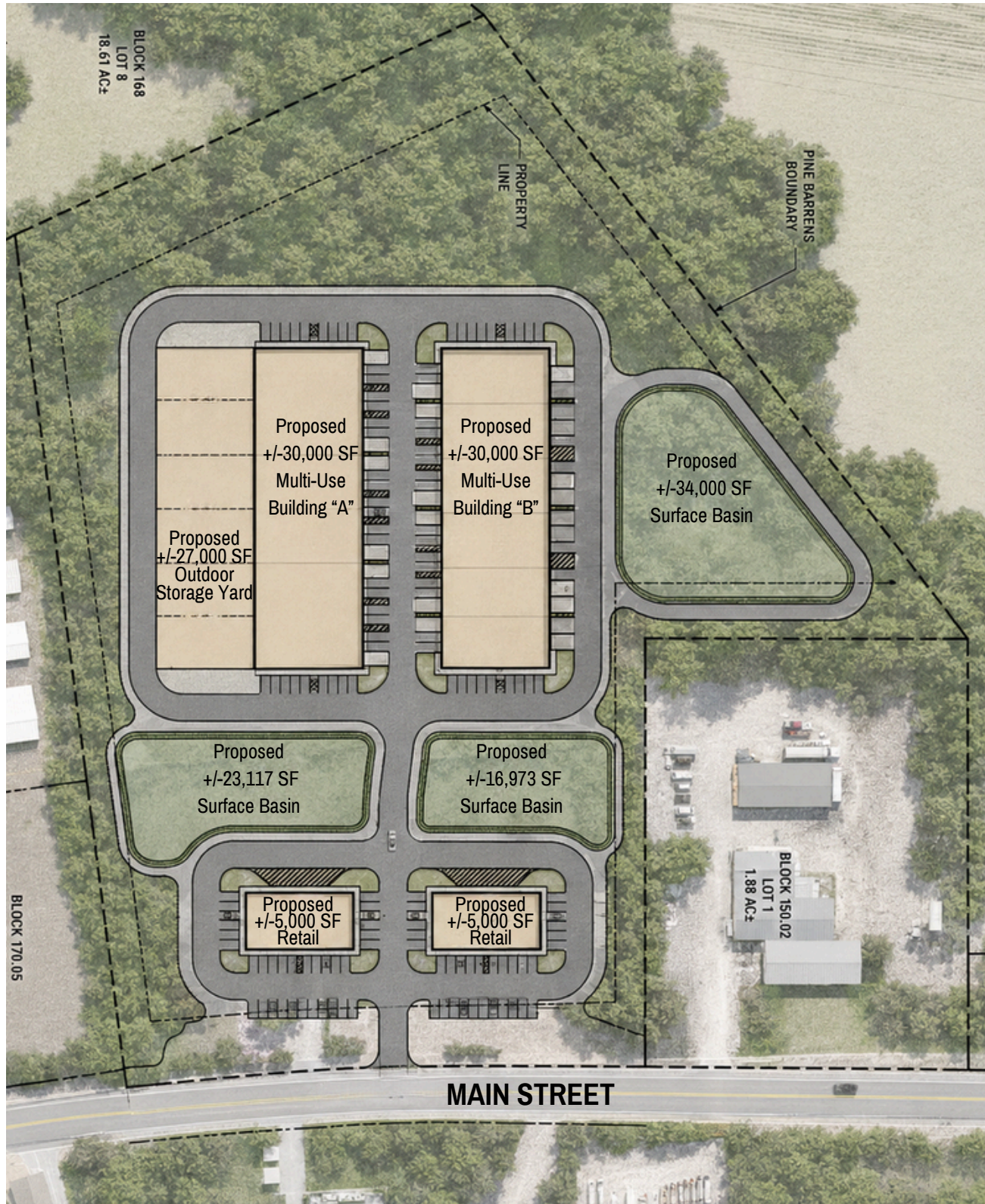
+/- 11.97 ACRES

PROPERTY FEATURES

- Price: Call for information
- Ideal for Investor/Developer
- Pending entitlement and approvals
- Zoned: R4 (Residential District permitting various uses)
 - Public Facilities
 - Recreational Areas
 - Executive Campus
 - Medical Complex
 - Light Industrial
- Public water/sewer
- Proposed concept includes:
 - +/-10,000 SF Retail
 - +/-60,000 SF Mixed-Use
 - +/-27,000 SF Outdoor Storage
- Easy access to Bridgeton Pike, I-295, Route 55 and Route 322



SITE PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

CONCEPT PLANS

Retail Frontage



Light Industrial/Storage Use in Rear



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LOCAL MAP AND DEMOGRAPHICS



LOCATION OVERVIEW

455-461 Main Street is ideally located along the Route 45 corridor in Mantua Township, Gloucester County, NJ. The property offers immediate access to Route 45 and is just minutes from Route 55 with easy connectivity to I-295, the NJ Turnpike, and other major routes. The surrounding area features strong residential neighborhoods, expanding retail and medical development, and regional attractions that draw residents and visitors year-round.

SURROUNDING AMENITIES WITHIN 5 MILES

<p>RETAIL / CONVENIENCE</p> <ul style="list-style-type: none"> Wawa DOLLAR GENERAL DUNKIN' verizon NAIL SPA Tollhouse Plaza Retailers Mantua Plaza Retail/Medical Development Local Pharmacy Service & Convenience Uses 	<p>RESTAURANTS / FOOD</p> <ul style="list-style-type: none"> TELFORD INN Sal's PIZZA & RESTAURANT Mi Familia Pizzeria Santini's MANTUA PIZZA TOWER III Domino's Local pizza, casual dining, Chinese & neighborhood food operators 	<p>HEALTHCARE</p> <ul style="list-style-type: none"> inspira HEALTH Inspira Urgent Care Mantua 660 Woodbury Glassboro Rd Sewell, NJ Planned Medical Office Component at Mantua Plaza Nearby primary care, urgent care & medical office users Access to Inspira Health facilities in Woodbury & Mullica Hill 	<p>ENTERTAINMENT / ATTRACTIONS</p> <ul style="list-style-type: none"> EDELMAN FOSSIL PARK & MUSEUM OF ROWAN UNIVERSITY Mantua, NJ Rowan University Glassboro Campus Nearby BROADWAY THEATRE OF PITMAN Local Parks, Dining & Family-Oriented Destinations
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Map Sources: Google Maps, ESRI, SitesUSA (2024)

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