

71 E. MAIN STREET

Penns Grove, NJ



RETAIL/FLEX OPPORTUNITY IN SOUTH JERSEY

+/- 9,269 SF

Situated on .27 acres

PROPERTY FEATURES

- Price: Call for information
- Ideal for Investor or Owner/User
- 1 Drive-In
- Retail frontage off Main Street
- Flex/Warehouse in rear
- Outdoor storage in rear
- Easy access to Routes 49 & 130, I-295 and NJ Turnpike
- Close proximity Delaware Memorial Bridge
- Regional connectivity to Delaware, Philadelphia, Baltimore, North/Central Jersey and South Jersey



LOCAL MAP



DISTANCES TO MAJOR ROADWAYS & INFRASTRUCTURE

| | | |
|--|--|---------------|
| | Route 49 | 1 MILE |
| | Interstate 295 | 5 – 6 MILES |
| | New Jersey Turnpike (Exit 1) | 6 MILES |
| | Delaware Memorial Bridge | 6 MILES |
| | U.S. Route 130 | 5 MILES |
| | Interstate 95 | 15 MILES |
| | Philadelphia International Airport | 28 – 30 MILES |
| | Port of Philadelphia / Packer Avenue Marine Terminal | 30 – 35 MILES |

REGIONAL CONNECTIVITY

| | | |
|--|--|---------------|
| | Philadelphia, PA | 32 MILES |
| | Wilmington, DE | 18 MILES |
| | Atlantic City, NJ | 70 MILES |
| | Port of Philadelphia / Packer Avenue Marine Terminal | 30 – 35 MILES |
| | Philadelphia International Airport | 28 – 30 MILES |



Strategically located in Salem County with quick access to I-295, the New Jersey Turnpike, and the Delaware Memorial Bridge—providing seamless connectivity across the Mid-Atlantic. Ideal for industrial, warehouse, manufacturing and distribution users.

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.



www.WolfCRE.com

Mike Scanzano
 Executive Vice President
 856.465.6637
mike.scanzano@wolfcre.com

