

1.7 ACRES OF VACANT LAND *SIGNALIZED INTERSECTION* AVAILABLE FOR SALE OR LEASE

32 E. Hampton Street | Pemberton Borough, NJ 08068 | Burlington County

PROPERTY HIGHLIGHTS

- **PRIME 1.7 ACRES VACANT LAND** at the signalized intersection of the Pemberton Bypass (E Hampton Rd.) and Magnolia Rd
- **Build to Suit, Sale or Ground Lease opportunities available**
- Located in the one of the main retail areas of Pemberton Boro with other national tenants nearby
- Concept plan for a 10,000sf freestanding retail or medical building
- Excellent access and visibility with est. traffic counts of over 16,000 cars/day
- Strategically located in growth area of Burlington County
- Water and Sewer Available
- Consumption Liquor License available for restaurant
- Ideal uses include retail, medical, or freestanding restaurant (QSR or Fast Casual), or automotive



Demographics	1 Mile	3 Miles	5 Miles
Population	4,908	8,920	26,416
Average HH Income	\$106,403	\$111,654	\$118,795
Total Businesses	99	209	546
Number of Employees	958	2,279	5,494
Traffic Counts	16,000 ADA		

*Data Source: Sites USA - REGIS™ 2023



EXCLUSIVE AGENT:



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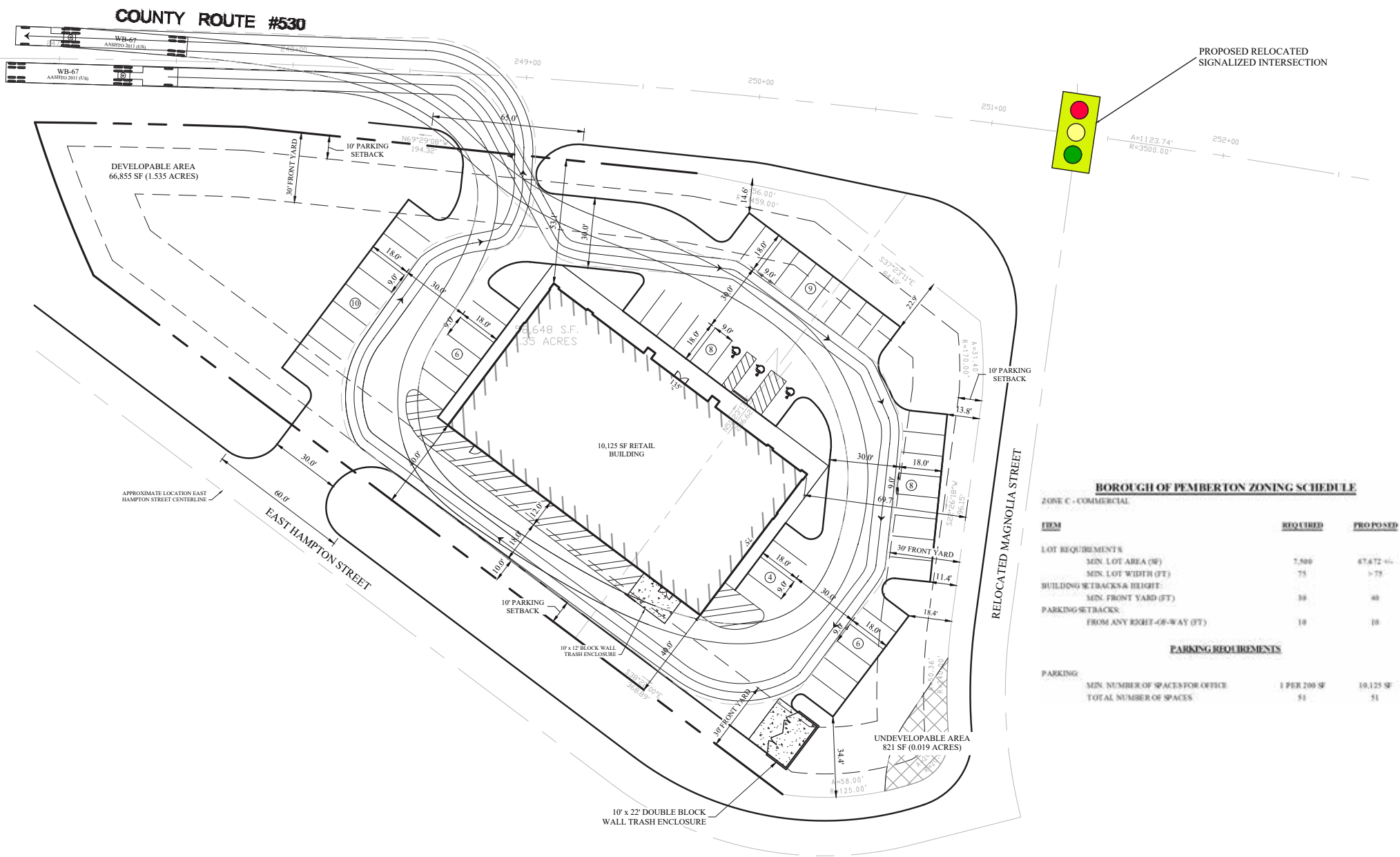
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1.7 ACRES OF VACANT LAND

AVAILABLE FOR SALE OR LEASE

SIGNALIZED INTERSECTION

CONCEPTUAL SITE PLAN



BOROUGH OF PEMBERTON ZONING SCHEDULE

ZONE C - COMMERCIAL

ITEM	REQUIRED	PROPOSED
LOT REQUIREMENTS		
MIN. LOT AREA (SF)	2,500	67,672 +/-
MIN. LOT WIDTH (FT)	75	> 75
BUILDING SETBACKS & HEIGHT		
MIN. FRONT YARD (FT)	10	40
PARKING SETBACKS		
FROM ANY RIGHT-OF-WAY (FT)	10	10
PARKING REQUIREMENTS		
PARKING:		
MIN. NUMBER OF SPACES FOR OFFICE	1 PER 200 SF	10,125 SF
TOTAL NUMBER OF SPACES	51	51



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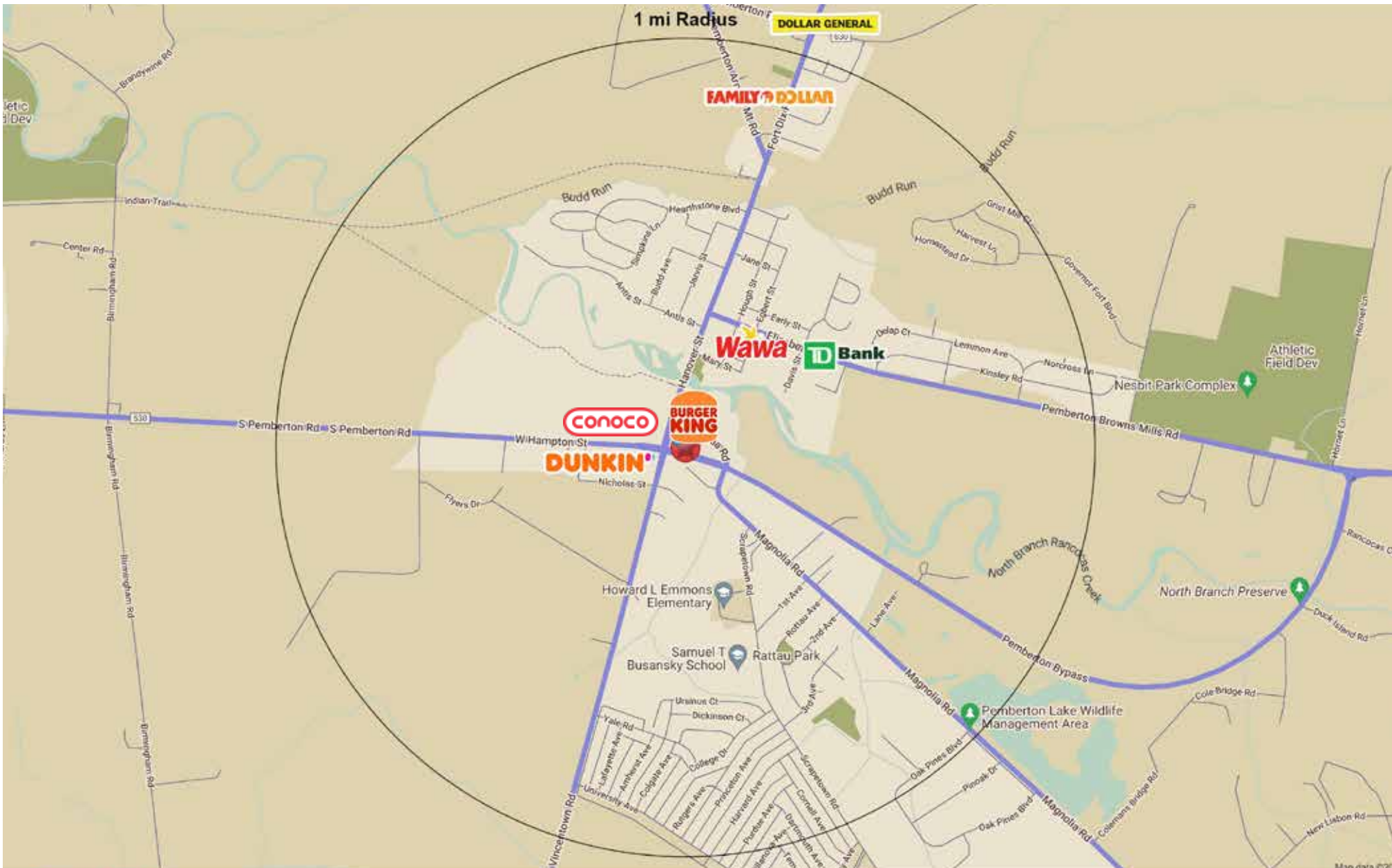


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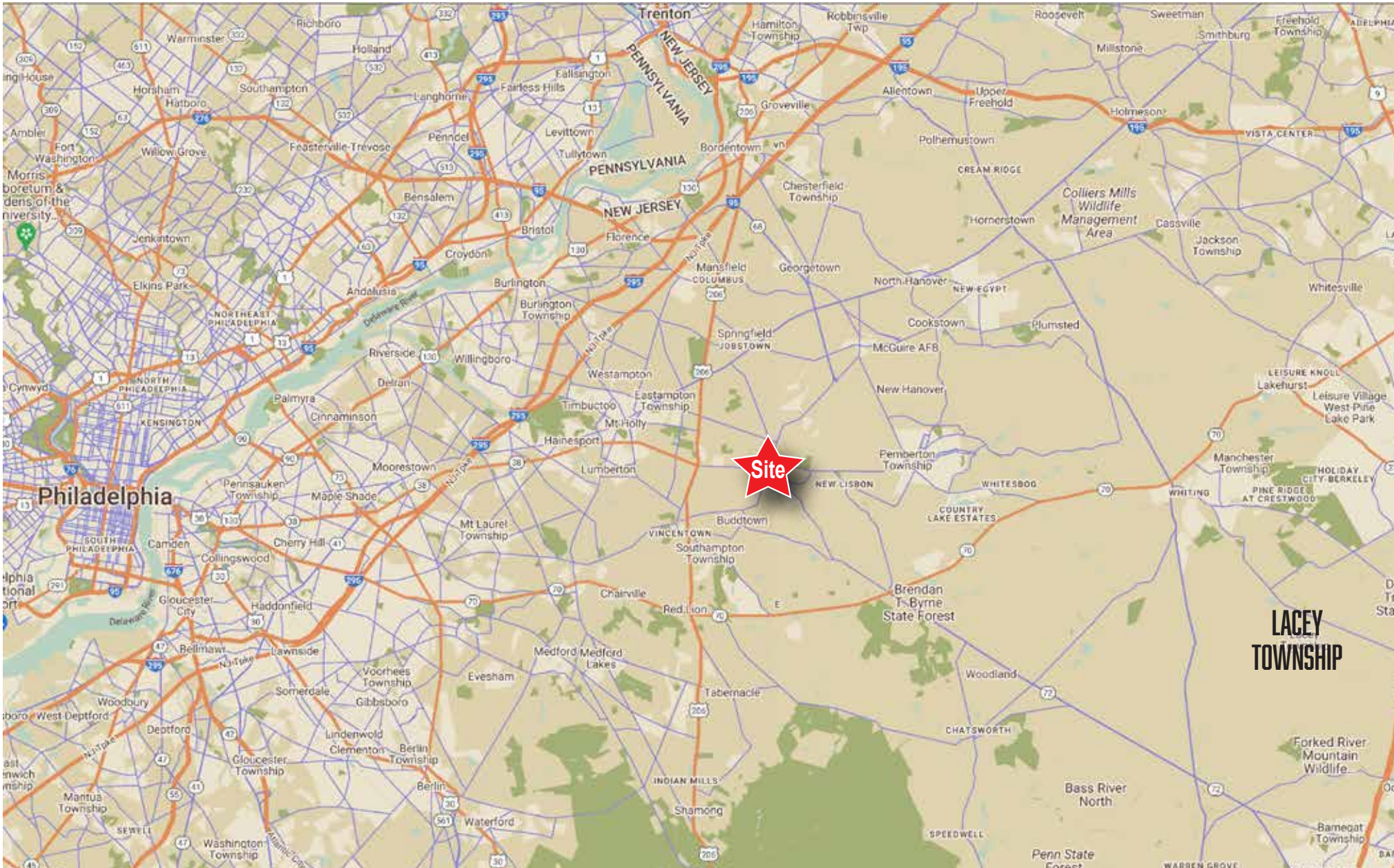
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1.7 ACRES OF VACANT LAND AVAILABLE FOR SALE OR LEASE *SIGNALIZED INTERSECTION* **REGIONAL MAP**



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