



Attention Developers & Business Owners

Now Available In Pittsgrove Township, NJ The "Grain Mill" Site



ACREAGE: 4.4 Acres

TAX BLOCK/LOT: Block 3001/Lot 8

OWNERSHIP: Pittsgrove Township

ADDRESS: 1237 Landis Avenue, Elmer, NJ 08318

ZONING/PERMITTED USES: The site is located in the Highway Business District, also part of the Township's Landis Avenue RD-A Redevelopment Zone, which provides for a range of light commercial, retail and other uses.

RAIL ACCESS: Winchester & Western Shortline

CURRENT USE: Principally Vacant

PUBLIC SERVICES: No public water or sewer service at the site.

SALE PRICE: Negotiable

The "Grain Mill" site is a vacant, 4.4-acre piece of ground along County Route 552, with rail access and excellent road frontage. Pittsgrove Township owns the property and is anxious to sell it to a responsible buyer for reuse.

The Grain Mill property has significant road frontage and rail access.

With approximately 15,000 vehicle trips weekly in Landis and a nearby NJ Route 55 exit boasting traffic counts over 30,000 vehicles daily, the Grain Mill property offers a high-visibility location for your business. And with the City of Vineland, one of South Jersey's largest urban communities, right next door, the potential for business growth is undeniable!

The Grain Mill Site is served by the Winchester & Western Railroad, a shortline railroad providing connections with Norfolk Southern and CSX. rail network.

PITTSGROVE TOWNSHIP, located just west of New Jersey Route 55 – one of the most heavily traveled routes in the southern part of the State – has prime development properties available for various potential retail and commercial uses.

Why Here?

Schedule A Site Visit: Katy Bofinger
Township of Pittsgrove Economic
Development Secretary
kbofinger@pittsgrovetownship.com

See Available Properties and more at:

OpportunitiesInPittsgrove.com

