

1195 Route 22

Greenwich Township, NJ 08865

a 3.73 Acre re-development site on busy Route 22 in Phillipsburg



available Immediately

property information

- ◆ 3.73 Acre site on Route 22
- ◆ Zoned B-2 - Highway Business
- ◆ Level Lot w/+/- 8,300 SF building
- ◆ Across from Phillipsburg Mall
- ◆ Excellent re-development parcel
- ◆ Sale Price - \$1.8MM, '10 Taxes - \$19,147

neighbors include:

Lowes
Sears
Sonic
Panera
Wal-Mart

traffic count:
>37,000 vpd

FOR MORE INFORMATION OR A PRIVATE SHOWING:

Paul McArthur

609-466-0400

pim@trilliumrealty.com

Mark Bennison

609-466-0400

mcb@trilliumrealty.com



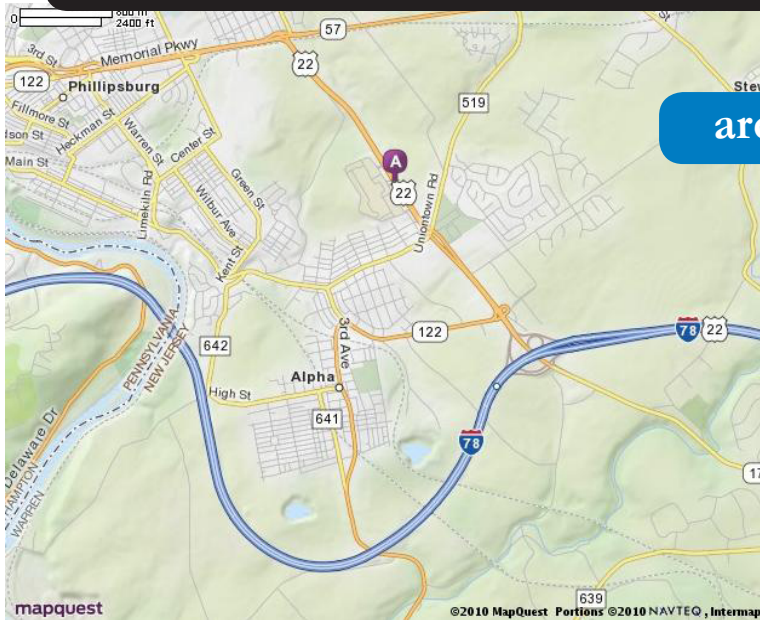
Trillium Realty Advisors, L.L.C.
83 Princeton Avenue, Hopewell, NJ 08525

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area map



neighbor

amenities

- ◆ Shopping Center Possible w/adjacent lots
- ◆ Retail, Lodging, Restaurants or Banking
- ◆ Gas, Electric, Water, and Septic
- ◆ Great access to 22 and 78
- ◆ Sears, Bon-Ton, Sonic and More across 22
- ◆ Next door to Samzie's restaurant
- ◆ +/- 30 acre Rt 22 Assemblage Possible



subject

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