

# 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



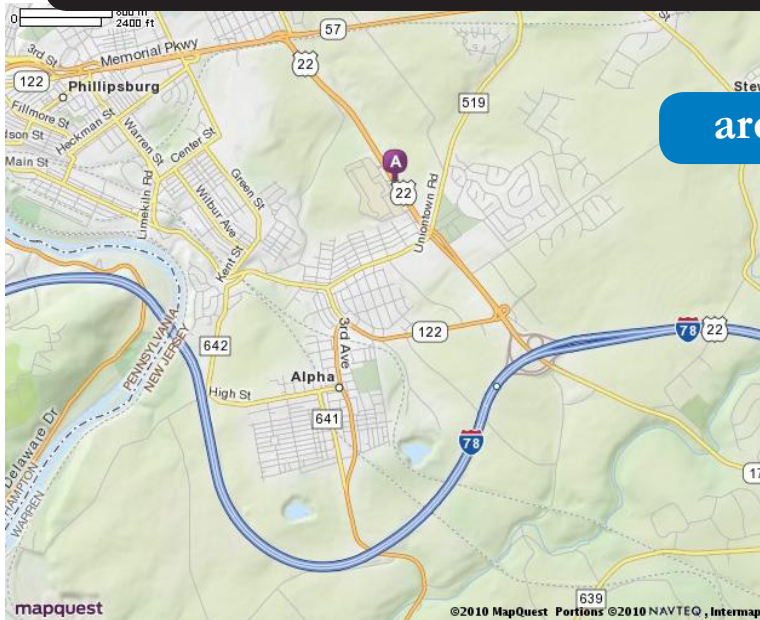
**Trillium Realty Advisors, L.L.C.**  
83 Princeton Avenue, Hopewell, NJ 08525

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

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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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