

FOR SALE

4119 & 4127

Black Horse Pike

HAMILTON, MAYS LANDING | NJ

±75 acres of  
Exceptional  
Development  
Opportunity

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## Prime Location

4119 & 4127 Black Horse Pike is positioned desirably off Exit 12 of the Atlantic City Expressway with good access to all major arteries and in close proximity to Hamilton Mall, Atlantic City Airport and Atlantic City.

- 2 separate sites but contiguous & 2 separate owners
- Asking Sale Price: \$14,350,000 (both sites); 4119 Black Horse Pike only: \$9,850,000; 4127 Black Horse Pike only: \$4.5M
- Separate brochures available upon request
  - **There are no approvals on either site** just conceptual renderings, favorable zoning for any type of development

±75 ACRES  
AVAILABLE



±75 acres



Zoned  
Design Commercial



Located on  
Black Horse Pike



Great development  
site



Exit 9 and 12  
of the  
Atlantic City Expy



Minutes from  
Hamilton Mall and  
Atlantic City Airport



High traffic count  
on Black Horse Pike  
(46,483 ADT)



43.7 ACRE SITE



# Conceptual Plan: Mixed Use





# Demographics

## WITHIN 1 MILE

1,385 people



823 households



\$116,897 average HHI



3,357 employees



## WITHIN 3 MILE

15,589 people



8,846 households



\$87,826 average HHI



15,418 employees



## WITHIN 5 MILES

34,867 people



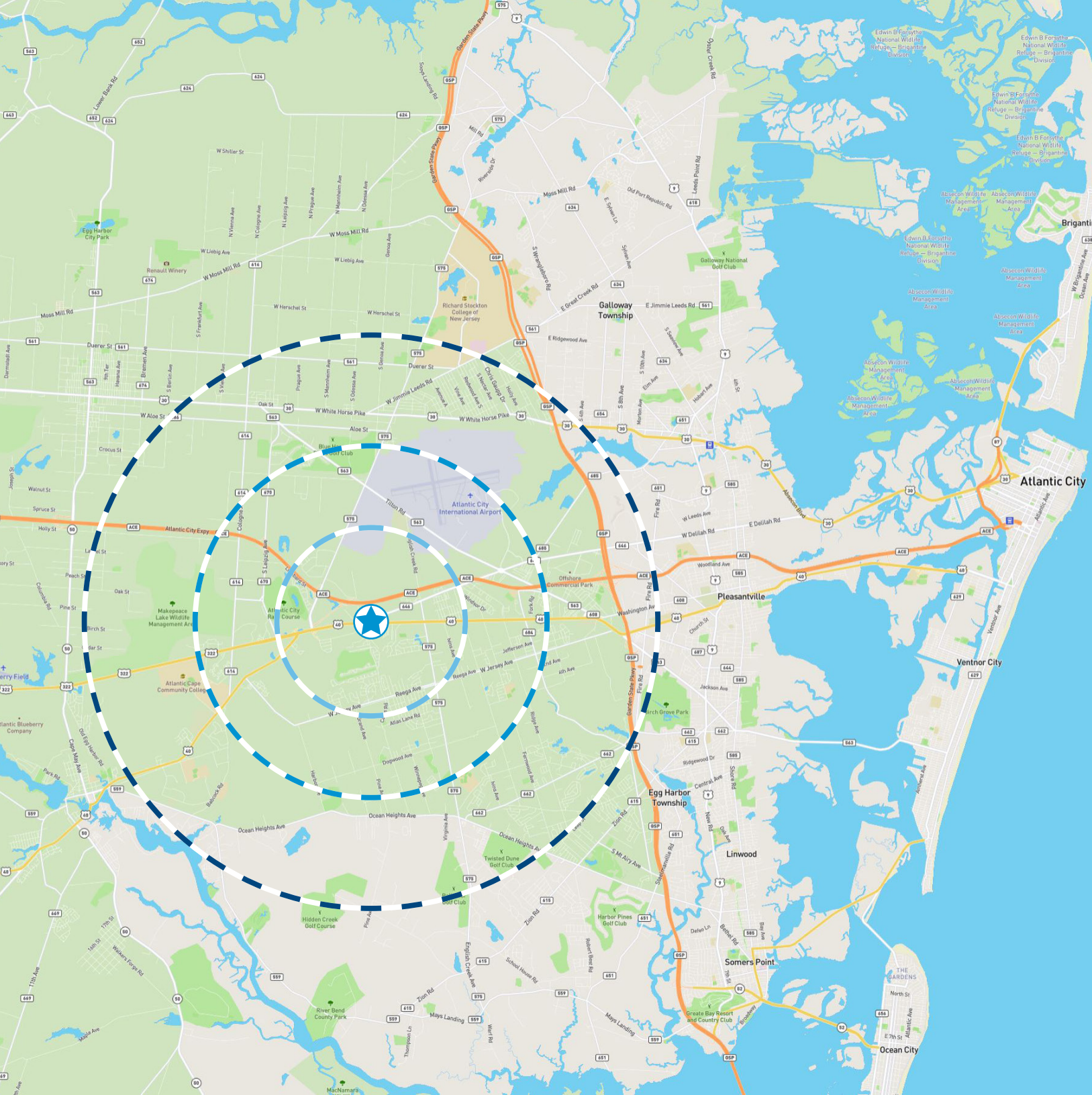
18,805 households



\$94,358 average HHI



33,729 employees







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# Conceptual Plan: Mixed Use





# Proposed Site Plan

