

# Berger Realty

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Berger Realty, Inc.  
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6602 Black Horse  
Egg Harbor Township, NJ 08234

Asking \$3,200,000.00



#### COMMENTS

FOR SALE: 7+/- acres Prime corner development site with TRAFFIC LIGHT. Corner of Black Horse Pike (322) and Spruce. Property goes block to block (Spruce to Fork Rd) with 500+/- feet of frontage. Zoned HB (Highway Business). Site has preliminary approvals for 28,000+/- sf of commercial. 29,000+/- annual daily average traffic count. Prominent signage on Black Horse Pike. Atlantic Medical Imaging located across the street. New Mercedes Benz dealership across the street. Located beside the very busy Bob's Garden Center. Excellent access to Atlantic City Expressway and Garden State Parkway.

#### PROPERTY DETAILS



Ask for Frank Shoemaker  
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