

COMMERCIAL LAND FOR LEASE

**978 ROUTE 173
BLOOMSBURY, NJ 08804**



LEASE PRICE

**\$85,000
PER YEAR NNN**

2.4 ACRES · ZONED B-2

Incredible opportunity at Exit 7 of I-78 close proximity to Citgo convenience store/ gas, Travel Centers of America, Burger King and much more!

Proposed 2.4 Acre site ground lease opportunity contiguous to Citgo Gas Station & Quick Mart Convenience Store/Deli, situated immediately off exit 7 of I-78. Preliminary site plan approval for +/-3,000 SF one-story free-standing drive thru.

- 254 Ft Frontage on Route 173
- Located just off I-78

TRAFFIC COUNTS:
ADT 6,012 VPD Route
173/Main Street and ADT
90,751 VPD at exit 7