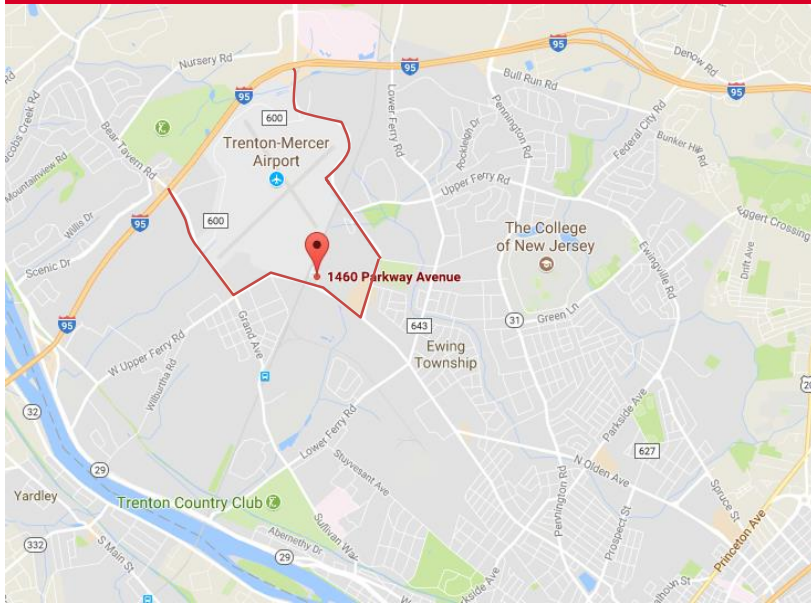


1460 Parkway Avenue, Ewing NJ 08628



4.81 Acres
Vacant Land - Development Opportunity

For Sale: \$1,600,000

Lease: \$110,000 per Pad Site

- Block 365, Lot 9.01
- Zoned: BH - Business Highway with Redevelopment Overlay
- Taxes 2017: Approx \$18,448.72
- Water, Sewer, Electric and Gas
- 384' Frontage on Parkway Ave
- Access to Interstate I-95
- Walkable to Retail Shopping Center & New Housing Nearby

Contacts: Gerard Fennelly or Thomas Barbera

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

1460 Parkway Avenue, Ewing NJ



Parkway Avenue Redevelopment Plan

Below:

Examples of buildings with architectural characteristics of those mandated through this plan. 1) Proper architectural grounding. 2) & 3) Horizontal and Vertical Design Elements with roofline treatments.

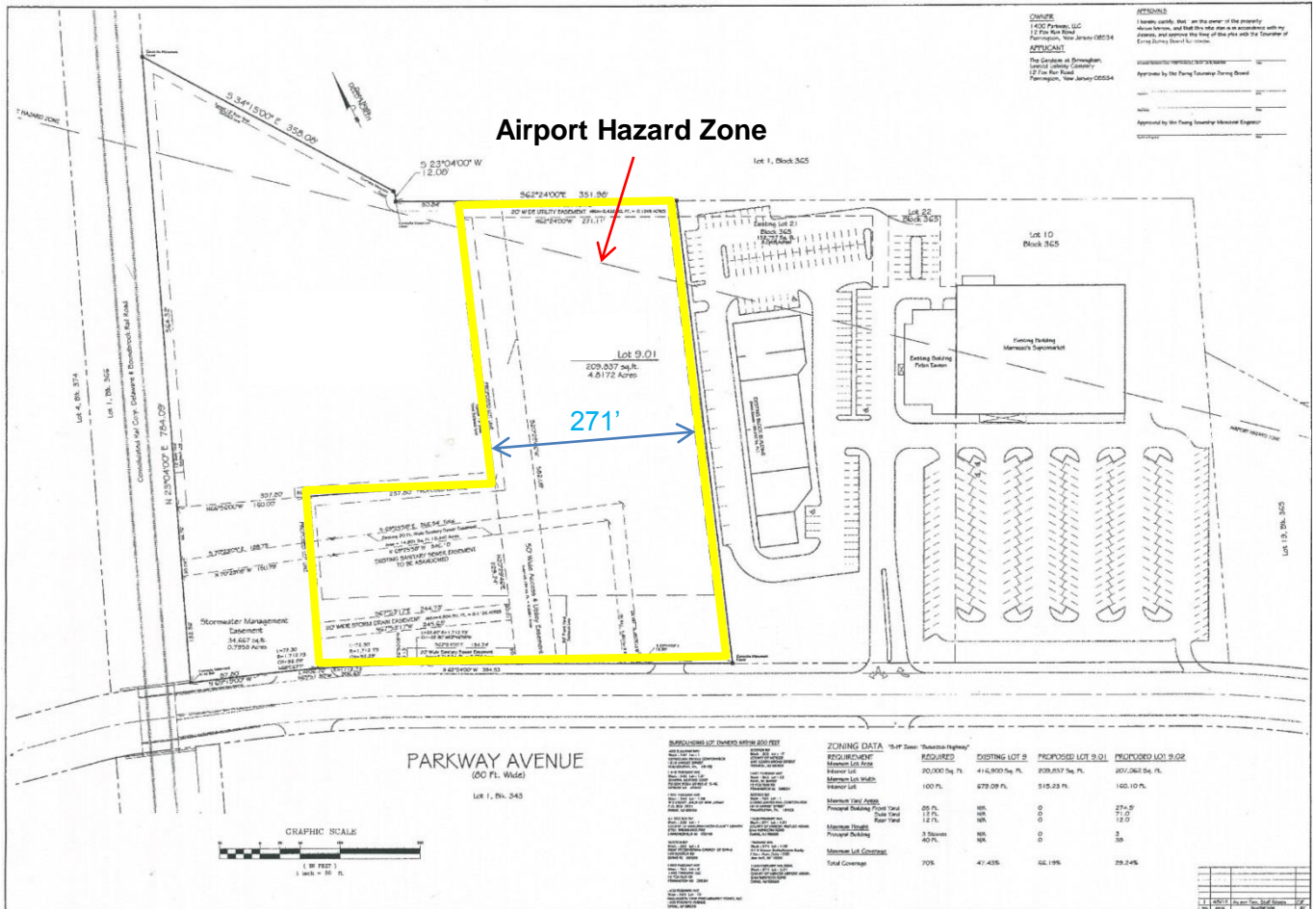


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Business Highway (B-H) Zone / Redevelopment Zone Overlay:

Currently, this combined zone allows for a wide variety of commercial and residential and uses. Key aspects of the Business Highway Zone as it potentially effects the study area include the fact that it allows auto-dominant design standards.

"Planning of the Future of Ewing Township"

Sub area 1 – Parkway Avenue Corridor extends from Scotch Road through to West Upper Ferry Road. Former General Motors/WWII plane manufacturing and naval propulsion center abutting Trenton Airport. Four lane roadway lined with retail strip centers from 10,000 SF to 100,000 SF.

Lot impervious coverage = 75%

Building Height 40'.

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1460 Parkway Avenue, Ewing NJ

DBAET January 8, 2013

TRANSPORTATION NETWORK AND TYPOLOGIES

- Parkway (A)
- Parkway (B)
- Regional Access
- Local Streets
- Sidewalk Addition
- - - Bike/Ped Connection

Mercer County Airport

1. Frontier Airlines
2. Allegiant Air

Option 1
Option 2
Option 3
Bike - Ped Connection with Option 3

Newly Built Development

Connection to Scotch Road

1460
Parkway Avenue

Relocated Train Station

Scotch Road Ext.

Connection to Current Train Station

West Trenton Rail Station



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