



COMMERCIAL LAND FOR SALE

3.06 Acres in South Jersey

2225 SOUTH 2ND STREET • MILLVILLE, NEW JERSEY

Commercial land with multiple development pathways.

Neighborhood Commercial zoning, direct access to a South Jersey market, and room for a buyer or operator to shape the next use.

3.06

ACRES

\$185K

ASKING PRICE

NC

CURRENT ZONING

~133K

SQUARE FEET

SERIOUS BUYER OR DEVELOPMENT INQUIRY

Darius Smith • 856-506-7716 • thedman8827@gmail.com

TAPINWITHDARIUS.COM

A South Jersey site with multiple commercial pathways.

The parcel is currently identified as 3.06 acres in Millville, Cumberland County, New Jersey. The current municipal materials classify the site within the Neighborhood Commercial (NC) district.

3.06

ACRES

\$185K

ASKING PRICE

581

BLOCK

24

LOT



SELLER-PROVIDED AERIAL PERSPECTIVE • BOUNDARIES NOT SHOWN

Buyer profile

Cash buyer, commercial developer, broker with real buyer relationships, land-use professional, or operator seeking a South Jersey location.

Potential fit

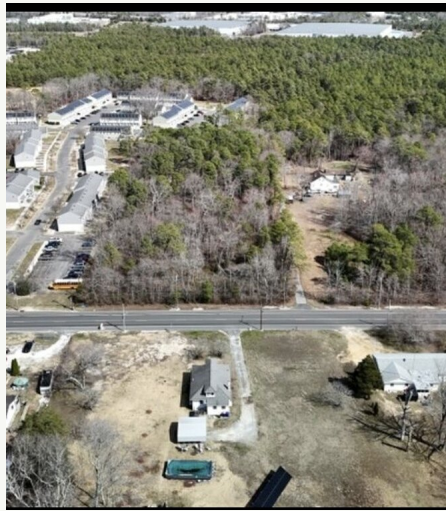
Retail or service, restaurant, office, governmental use, or another concept that can satisfy local approvals and site conditions.

Three views. One site to verify.

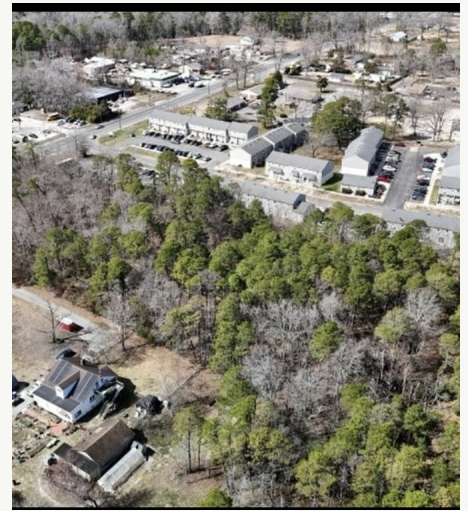
These seller-provided perspectives show the surrounding commercial corridor and nearby development. They are context images only; they do not establish parcel boundaries, acreage, access, or development yield.



AERIAL VIEW 01



AERIAL VIEW 02



AERIAL VIEW 03

What a serious buyer should confirm

- Survey, title, acreage, and exact parcel boundaries
- Access, frontage, utilities, parking, drainage, and site engineering
- Environmental, wetlands, soil, flood, easement, and restriction issues
- Current zoning, intended-use feasibility, and every required approval

Neighborhood Commercial (NC)

Municipal documents supplied for this package state that the NC district supports everyday neighborhood-serving activity and permits the following principal uses.

01

Convenience retail and service stores

02

Restaurant

03

Offices

04

Governmental facilities

Published dimensional standards

Minimum lot area	Frontage
9,000 sq ft	75 ft interior / 90 ft corner
Minimum lot depth	Minimum yards
100 ft	15 front / 20 rear / 10 side
Maximum height	Maximum coverage
35 ft	75%

Important zoning notes

- Site-plan review is required for new or expanded uses under the cited municipal schedule.
- A Class 5 cannabis retailer is listed as a conditional use subject to location and operating restrictions.
- Utility capacity, wetlands, environmental conditions, access, parking, drainage, and development yield are not established by this summary.

This page is a convenience summary, not a zoning opinion. The official municipal extracts are attached as appendices, and every buyer must confirm current requirements with the City of Millville and qualified professionals.

Bring a buyer, a development idea, or one useful connection.

A perfect fit is not required. One credible buyer lead, land-use insight, operator relationship, or resource that advances the property can be valuable.

Buyer due-diligence checklist

- Survey, title, acreage, and parcel boundaries
- Zoning confirmation and development approvals
- Utilities, access, parking, drainage, and site engineering
- Environmental, wetlands, soil, and flood considerations
- Taxes, easements, restrictions, and intended-use feasibility

CONTACT DARIUS SMITH

856-506-7716

thedman8827@gmail.com

@DSmith27

Information is supplied for discussion purposes and may change. No representation is made as to final development yield or approval. Prospective buyers should rely on their own professionals and independent verification.

LAND USE AND DEVELOPMENT REGULATIONS

City of Millville

SCHEDULE OF DISTRICT REGULATIONS

NC - Neighborhood Commercial District

[Amended 8-19-2025 by Ord. No. 22-2025]

Permitted Uses	Minimum Lot Size			Minimum Lot Depth (feet)	Minimum Yard			Maximum	
Site plan review as per § 30-42 is required for all new or expanded uses.	Area (square feet)	Frontage			Front (feet)	Rear (feet)	Side (feet)	Height (feet)	Coverage
		Interior (feet)	Corner (feet)						
In any NC District, only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Convenience retail and service stores	9,000	75	90	100	15	20	10	35	75%
(b) Restaurants	9,000	75	90	100	15	20	10	35	75%
(c) Offices	9,000	75	90	100	15	20	10	35	75%
(2) Accessory uses:									
(a) A building, structure or use customarily incidental and subordinate to the principal use of land or buildings and located on the same lot with such principal use or buildings					NP	10	15	15	Included in maximum lot coverage
(3) Conditional uses:									
(a) Class 5 cannabis retailer	9,000	75	90	100	15	20	10	35	75%

NOTES:

NP - Not a permitted location for an accessory structure.

§ 30-117.11. Neighborhood Commercial District (NC). [Amended 8-19-2025 by Ord. No. 22-2025]

- A. Purpose. The Neighborhood Commercial Zoning District is intended for personal sales and services for the everyday needs of citizens living in adjacent residential districts. Limits on building size are designed to ensure comparability with scale of surrounding structures. The district also permits professional office uses and single-family detached residences, which are already found in some of these locations. The areas are walkable to the adjacent residential areas but also have parking for those traveling by car. Permitted uses include retail, services, governmental, professional offices and restaurants.
- B. Permitted uses.
 - (1) Convenience retail and service stores.
 - (2) Restaurant.
 - (3) Offices.
 - (4) Governmental facilities.
- C. Accessory buildings, structures or use. A building, structure or use customarily incidental and subordinate to the principal use of land or buildings and located on the same lot with such principal use or buildings.
- D. Bulk, coverage and other standards. See Schedule of District Regulations in Attachment 1.¹
- E. Conditional use standards.
 - (1) One Cannabis Retailer is permitted as a conditional use in the NC – Neighborhood Commercial District situated to the west of the Maurice River, subject to the following conditions:
 - (a) The Cannabis Retailer location is situated north of Broad Street.
 - (b) The Cannabis Retailer is located no closer than 300 feet to a school (public, charter, parochial, private, vocational or college) or child day care center, as measured by the shortest distance property line to property line.
 - (c) The Cannabis Retailer shall not be located on a site or proposed site that would place the retailer's premises in or upon any premises that operates a grocery store, delicatessen, indoor food market, or other store engaging in retail sales of food.
 - (d) The Cannabis Retailer shall not permit on-site cannabis consumption.
 - (e) The Cannabis Retailer shall not be located on a site or proposed site that would place the retailer's premises in or upon any premises that operates a store that engages in licensed retail sales of alcoholic beverages.
 - (f) The Cannabis Retailer shall not be located closer than 300 feet to a church or place

1. Editor's Note: Said schedule is included as an attachment to this chapter.

of worship as measured by the shortest distance property line to property line.

- (g) The Cannabis Retailer shall sell cannabis only at the cannabis business premises in the manner and locations authorized by the license issued by the State of New Jersey's Cannabis Regulatory Commission and consistent with the applicable City Ordinances. A purchase made through the Internet website of a cannabis retailer is considered to have been conducted at the retailer's premises.
- (h) The Cannabis Retailer shall be subject to the maximum local cannabis transfer tax and user tax, as authorized by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16).²

2. Editor's Note: See N.J.S.A. 24:61-31 et seq.