

Transit Oriented Development

A 1.64 Acre Residential/Mixed Use Development Opportunity

501 Greenwood Avenue
Trenton, NJ



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The Offering

Site Summary



Address

499 Greenwood Avenue
Trenton, NJ



Property
Type

Residential/Retail/Mixed Use
Development Opportunity



Site Area

1.63 Acres



Potential
Unit
Density

Current Neighboring
Residential Buildings Range
from 70-140 Units/Acre



Potential
Floor Area
Ratio

Current Neighboring Buildings:
Trent Center West: 2.31
Trent Center East: 1.76
Project Freedom: 1.71

Incentive Highlights



Redevelopment tax incentives are available through the Federal Opportunity Zone Program, the SBA Hub Zone Program and the New Jersey Economic Development Authority.

Development Highlights

- Unique development site within existing gated residential community
- Transit-oriented: quick access to PA & NYC
- Parking: Potential collaboration with transit center parking deck with strong existing capacity
- High density residential project possible
- Possibility for retail on ground floor, benefitting from existing and future tenants
 - Site benefits from approx. 200 daily trains on weekdays and 150 daily trains on weekends

SITE LOCATION



Visit www.segal-labate.com to see our full portfolio
To book a viewing call Anne LaBate at 609-394-7557 x 144
Or email anne@segal-labate.com