



**City of Camden, NJ
Brownfield Redevelopment Site
Available **FOR SALE**
www.camdenredevelopment.com**

| SITE | BLOCK | LOT | ADDRESS | OWNED BY | ACRES OF VACANT LAND |
|--|-------|-----|---------------------------|-------------------------------------|--|
| APM SITE Formerly (Site of a Toy Factory) | 844 | 13 | NW EAST STATE & RIVER AVE | City of Camden Redevelopment Agency | 2.8053 acres Approximately 122,200 sf |



DID YOU KNOW...THIS SITE...

- This site is located in the Cramer Hill neighborhood and was designated in May 2009 as an "AREA IN NEED OF REDEVELOPMENT" in the Cramer Hill Redevelopment Plan.
- Zoned as C-2 Neighborhood Commercial.
- The Camden Redevelopment Agency (CRA) secured US Environmental Protection Agency (USEPA) grants to fund environmental assessment and remediation.
- A Remedial Investigation Work Plan (RIW), Sampling, Analysis, Management Plan (SAMP), Quality Assurance Project Plan (QAPP), Preliminary Assessment/Phase I Environmental Site Assessment and a Health and Safety Plan (HASP) have been completed in accordance with the EPA Brownfield Project Planning Guidance for this site.
- The land will be sold at fair market value.

**SEEKING REDEVELOPER
Brownfield Redevelopment Project**

- Approximately 1.1 acres of the site 3.9 acre site is being redeveloped into a Family Dollar Retail store at the North West portion of the site.
- The CRA seeks qualified Redevelopers interested in developing the remainder of the site (approximately 2.8 acres).

➤ **For more information please contact:**

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