

# AVAILABLE FOR SALE

10 +/- AC of Commercial Land



**932 N Delsea Drive, Clayton, New Jersey**

# PROPERTY DETAILS

## LAND SIZE

10 +/- Acres

## BLOCK/LOT

1902/24

## TOPOGRAPHY

Generally Level

## ZONING

HB – Highway Business Commercial  
(Borough of Clayton)

## ELECTRIC SERVICE

Atlantic City Electric

## WATER & SEWER

Borough of Clayton Water And Sewer Utility

## ESTIMATED 2025 TAXES

\$11,444.90

## FRONTAGE

415 +/- FT to Delsea Drive (Route 47)

## AVERAGE DAILY TRAFFIC COUNT (2025)

10,313 Vehicles



## LOCATION DESCRIPTION

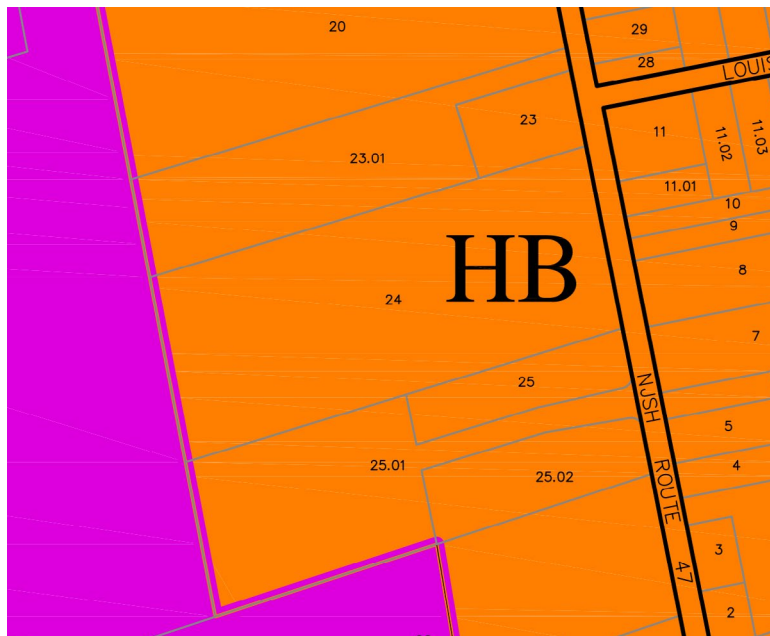
Positioned about 3 miles away from Rowan University’s Main Campus, this land parcel on Delsea Drive is intended to promote commercial, highway-oriented, and drive-in uses.



# ZONING

## HB - Highway Business Commercial (Borough of Clayton)

The intent of the HB Highway Business Commercial District is to promote the development and redevelopment of the vacant land and developed properties outside of the central commercial areas of the Borough. It is intended to promote the development of larger tracts of land and to encourage the consolidation of smaller parcels. The district will permit a mix of commercial uses and will include highway-oriented and drive-in uses. The complimentary and coordinated development of adjacent properties shall be encouraged through regulation designed to control points of ingress and egress, provide for common access and drives and shared parking. Design standards will be targeted at minimizing the visual and traffic impacts of development and to improve the conditions for pedestrians.



[CLICK HERE FOR MORE DETAILS](#)



# ZONING

## Bulk Standards

### Requirement

#### 1. Minimum Lot Area

- Not including retail sales 30,000 sq ft
- Including retail sales 60,000 sq ft

#### 2. Street Frontage and Yard Requirements

- Minimum lot width at building line 200 ft (with retail uses), 150 ft (all other uses)
- Minimum street frontage 200 ft (with retail uses), 150 ft (all other uses)
- Minimum lot depth 200 ft
- Minimum front yard 100 ft
- Minimum side yards 50 ft
- Minimum rear yard 75 ft

#### 3. Maximum Building Height

35 ft

#### 4. Maximum Building Coverage

50%

#### 5. Maximum Impervious Coverage

80%

#### 6. Maximum Retail Floor Area

60,000 sq ft (gross leasable area)

### Details

### Location

#### Adjacent to street line

50 ft (multiple-use or shopping center, or lots  $\geq$  60,000 sq ft), 25 ft (single-use or lots  $<$  60,000 sq ft)

#### Adjacent to a residential district

50 ft

#### Adjacent to a nonresidential district

20 ft

### Buffer Requirement

### Design Element

#### Architectural Character

- Visual interest
- Facade length
- Ground-floor features
- Repeating patterns

#### Roof Lines

- Parapets
- Eaves
- Sloping Roofs
- Multiple roof slopes

#### Materials & Colors

- Predominant materials
- Facade colors
- Trim & accents
- Prohibited materials

### Requirement

Consistent with Borough of Clayton's identity and scale

Facades  $>$  100 ft: Include projections or recesses (at least 3% depth, 20% length)

Must include arcades, windows, entry areas, or awnings along at least 60% of facade

Changes in color, texture, and material; repeat at  $\leq$  30 ft intervals

At least two of the following:

Conceal flat roofs and equipment; no more than 15% of wall height

Overhanging, no less than 3 feet past walls

Rise of 1ft/3ft horizontal, or 1ft/1ft horizontal max

Three or more roof planes

High-quality, e.g., brick, wood, sandstone, tinted concrete

Low reflectance, subtle, neutral, or earth tones

Brighter colors allowed, but no neon for trim/accent

Smooth-faced concrete, prefabricated steel panels

### Requirement

#### Outdoor Storage

Not visible from streets; must be screened

#### Trash & Loading Areas

Must not be within 50 ft of public streets, sidewalks, or pedestrianways

#### Integration of Service Functions

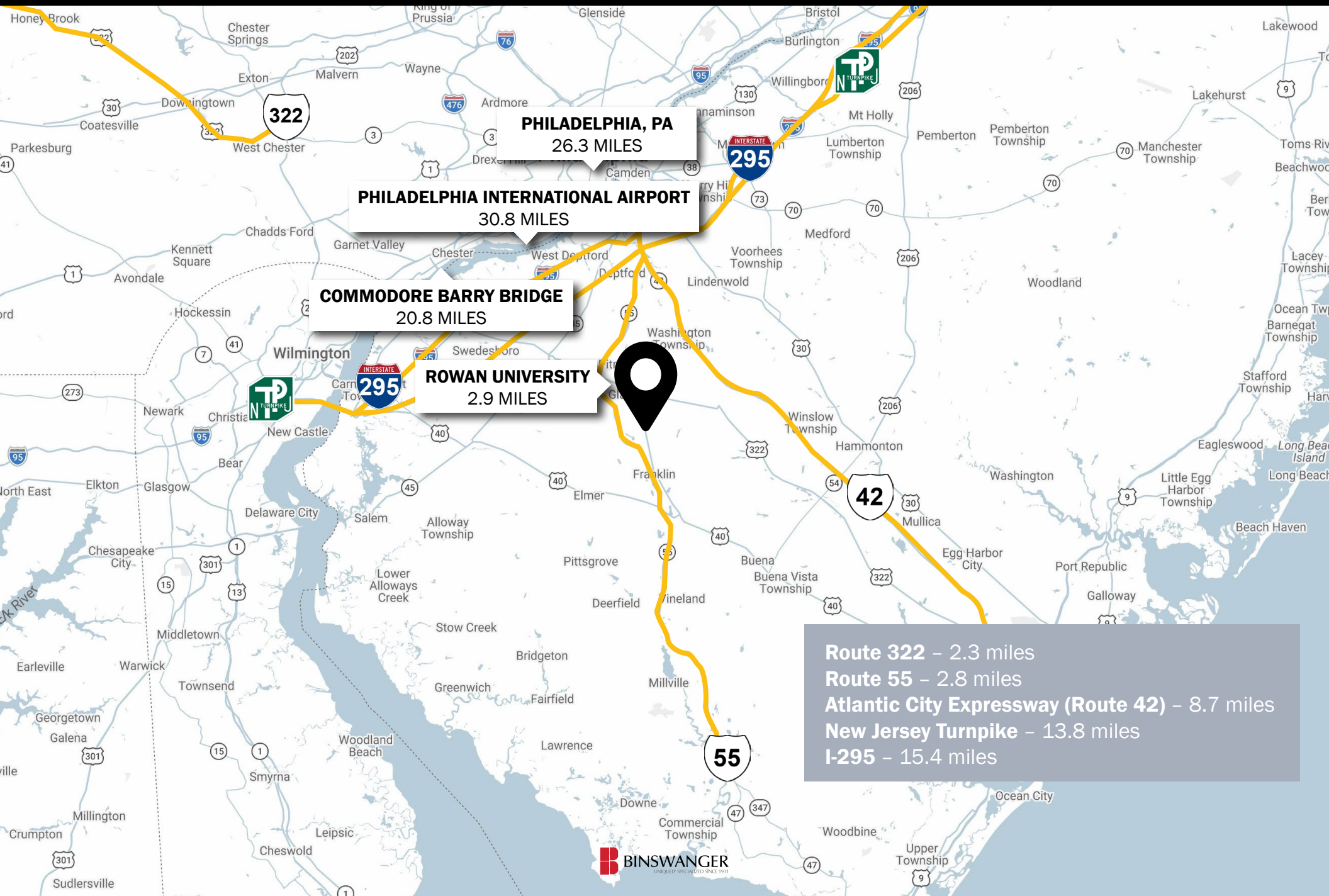
Designed to be hidden and incorporated into landscaping

#### Seasonal Inventory

Must be permanently defined and screened

[CLICK HERE FOR MORE DETAILS](#)

# LOCATION MAP



**PHILADELPHIA, PA**  
26.3 MILES

**PHILADELPHIA INTERNATIONAL AIRPORT**  
30.8 MILES

**COMMODORE BARRY BRIDGE**  
20.8 MILES

**ROWAN UNIVERSITY**  
2.9 MILES

Route 322 - 2.3 miles  
 Route 55 - 2.8 miles  
 Atlantic City Expressway (Route 42) - 8.7 miles  
 New Jersey Turnpike - 13.8 miles  
 I-295 - 15.4 miles

# RETAIL MAP



**Rowan University**

**BARNES & NOBLE** **LASCALA'S FIRE** **inspira HEALTH NETWORK URGENT CARE** **AXE ARROW**

**CHICKIE'S & PETE'S** **EXIT 4** **Domino's COURTYARD BY MARRIOTT**

**CASHFORCARS.COM**  
powered by Copart

**DEVON SELF STORAGE**

**CALIBER COLLISION**

**ROCK PRODUCTS** **UNITED AUTO RECYCLERS**

**COTE BREWERY**

**FAMILY DOLLAR**

**DUNKIN' Doughty's**  
FURNITURE | MATTRESSES

**ACME DOLLAR TREE**

**DM DELSEA**  
Marble & Granite Inc.

# ROWAN UNIVERSITY'S EXPANSION PLAN

Located approximately 3 miles from Rowan University, **932 N Delsea Drive** benefits from one of the most significant economic development initiatives underway in South Jersey – the \$690 million West Campus Development Project.

The project will transform 220 acres at the intersection of Route 55 and Route 322 into an integrated district focused on health care, advanced manufacturing innovation, and workforce development, positioning the region as a major hub for research and industry.

## Rowan Wellness Village

- Walkable mixed-use health and lifestyle community
- **250 market-rate rental apartments**
- **410 for-sale homes (townhomes & single-family)**
- **340 retirement and assisted-living units**
- **160-room hotel and conference center**
- **65,000 SF Inspira medical office building**
- **56,000 SF retail center**
- Community wellness institute and walking trails

## Rowan Center for Manufacturing Innovation

- **350,000 SF research and innovation hub**
- Collaboration between private industry, researchers, and students
- Focus on **advanced manufacturing, AI, transportation engineering, and digital engineering**

## Economic Impact

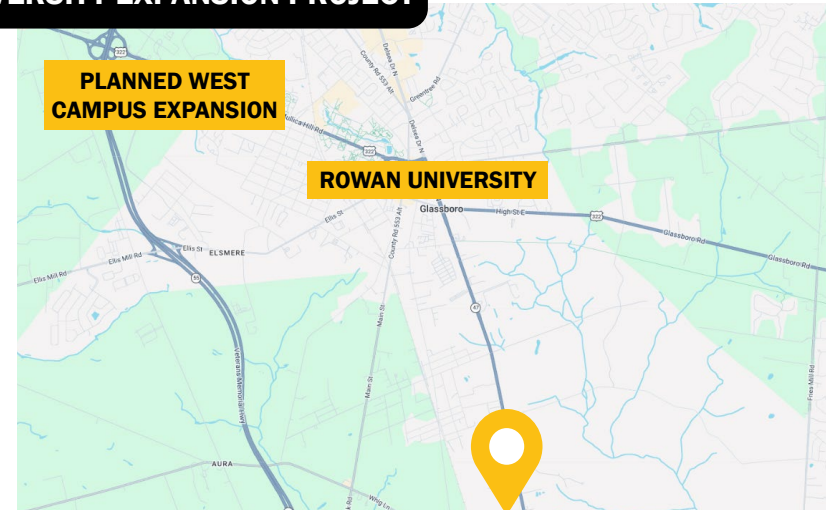
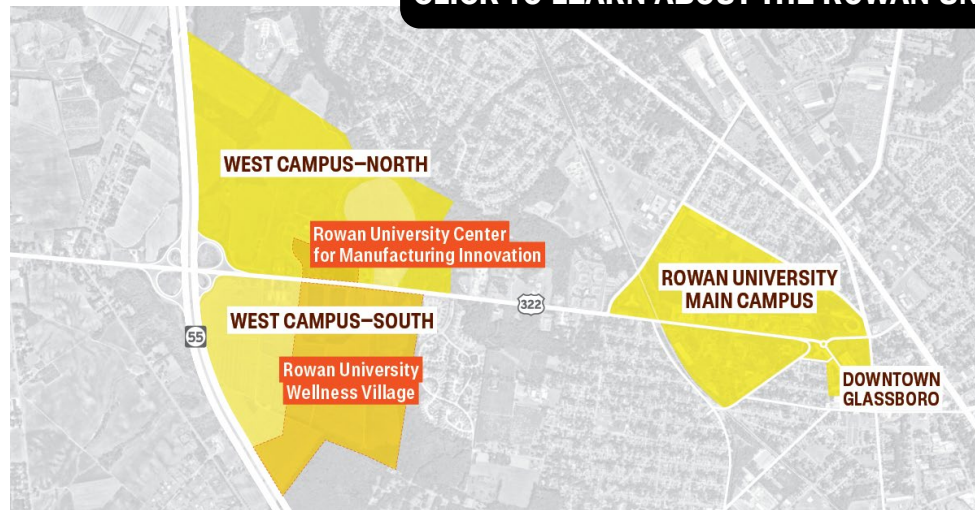
- **\$690M total development investment**
- **4,170+ construction jobs**
- **900+ permanent jobs**
- **5,000+ total jobs projected regionally**
- **\$14.3M annual tax revenue generation** for the region

The expansion further strengthens the **Glassboro / Clayton** corridor as a major regional growth node and creates demand for nearby commercial uses including:

- Retail & service amenities
- Medical & wellness services
- Workforce-serving commercial uses
- Hospitality
- Restaurants & convenience retail

**932 N Delsea Drive is ideally positioned along Route 47 to capture commercial demand generated by Rowan's continued growth.**

**CLICK TO LEARN ABOUT THE ROWAN UNIVERSITY EXPANSION PROJECT**



# DEMOGRAPHICS MAP

POPULATION	2 MILES	5 MILES	10 MILES
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2024 Population	10,856	78,799	280,255
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2029 Population Projection	11,237	81,609	286,904
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Annual Growth 2024-2029	0.7%	0.7%	0.5%
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HOUSEHOLDS	2 MILES	5 MILES	10 MILES
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2024 Households	3,929	26,974	100,786
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2029 Household Projection	4,068	28,009	103,247
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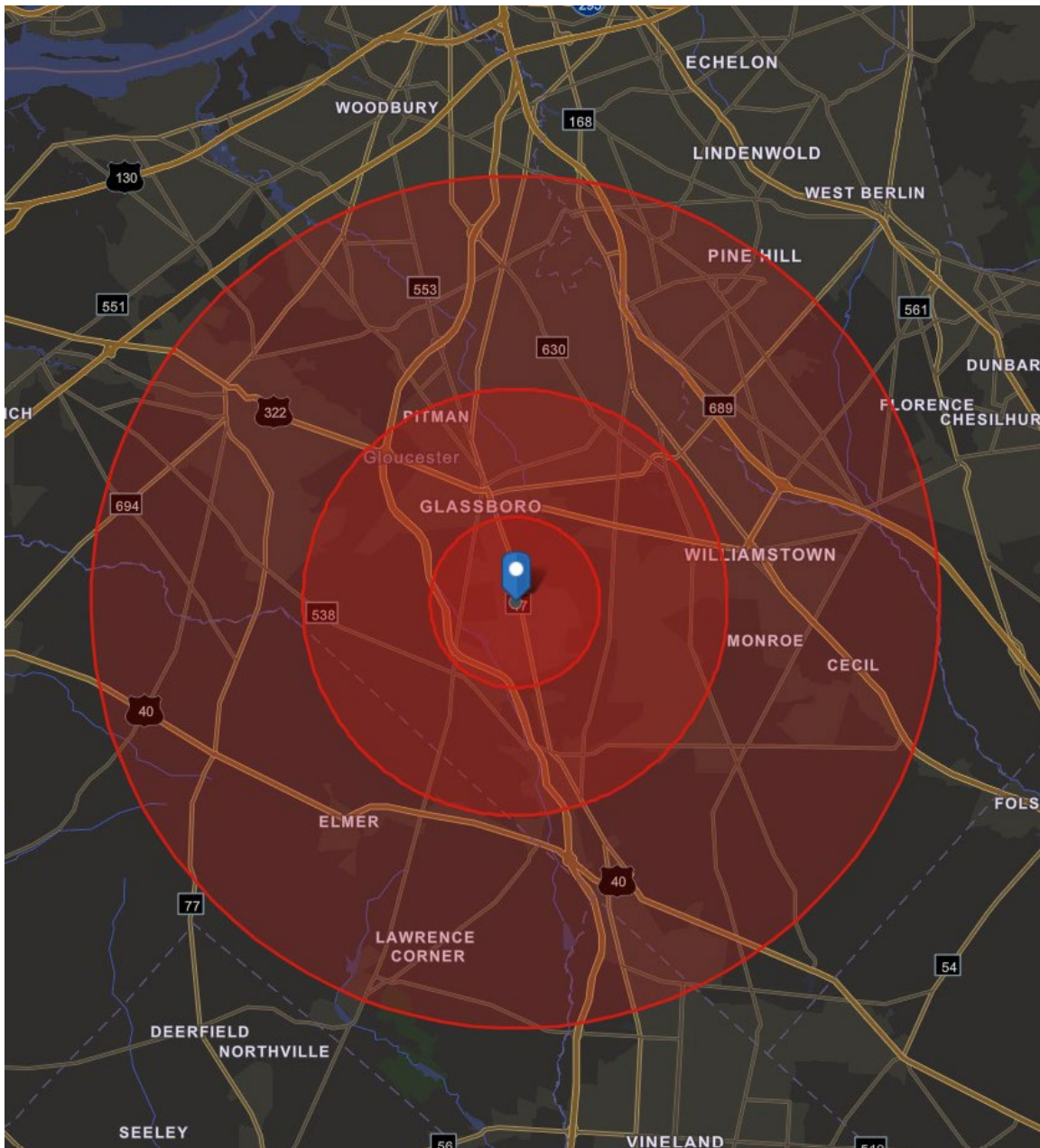
Annual Growth 2024-2029	0.7%	0.8%	0.5%
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Total Specified Consumer Spending	\$141.3M	\$995.4M	\$3.7B
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INCOME	2 MILES	5 MILES	10 MILES
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Avg Household Income	\$110,152	\$118,757	\$118,549
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Median Household Income	\$95,202	\$95,380	\$96,524
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# PRIMARY CONTACTS



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