

BUILD TO SUIT AVAILABLE: MEDICAL | QSR | GAS STATION + C-STORE

9.3 Acre New Construction Development

LOCATION:

- 614 Route 9 S | Little Egg Harbor, NJ

AVAILABILITIES:

(SEE CONCEPT PLAN ON PAGE 2)

- **Medical Building:** 2,500 SF Up To 7,000 SF. Typical Vanilla box delivery with TIA offering in the 20-30 PSF range.
- **QSR Pad:** Build to suit, Up To 3,000 SF Freestanding Building.
- **C-Store with Gas:** Up To 5,670 SF, Build to Suit Freestanding C-store with area for MPDs. To be further defined by tenant delivery specs.

KEY HIGHLIGHTS:

- **Dynamic Tenant Mix:** Includes a convenience store, gas station, medical office building, and retail.
- **Prime Location:** Positioned directly across the street from a Walmart Supercenter, ensuring consistent foot traffic and visibility.
- **Strong Nearby Retail Presence:** Surrounded by major national retailers and services, including Tractor Supply Co, Chase Bank, ACME, Rite Aid, AutoZone, Mavis, Jersey Mike's Subs, and more.
- **Convenient Accessibility:** Located less than 7 miles from Garden State Parkway (Exit 50), providing excellent regional connectivity.
- **Favorable Zoning:** General Business (GB) Zoning.
- **Affluent Demographics:** Boasts an average household income exceeding \$112,000 within a 10-mile radius, ensuring a strong customer base.
- **Utilities:** Sewer, Water, Gas and Electric on site.

RENTAL RATES:

- Call for Pricing



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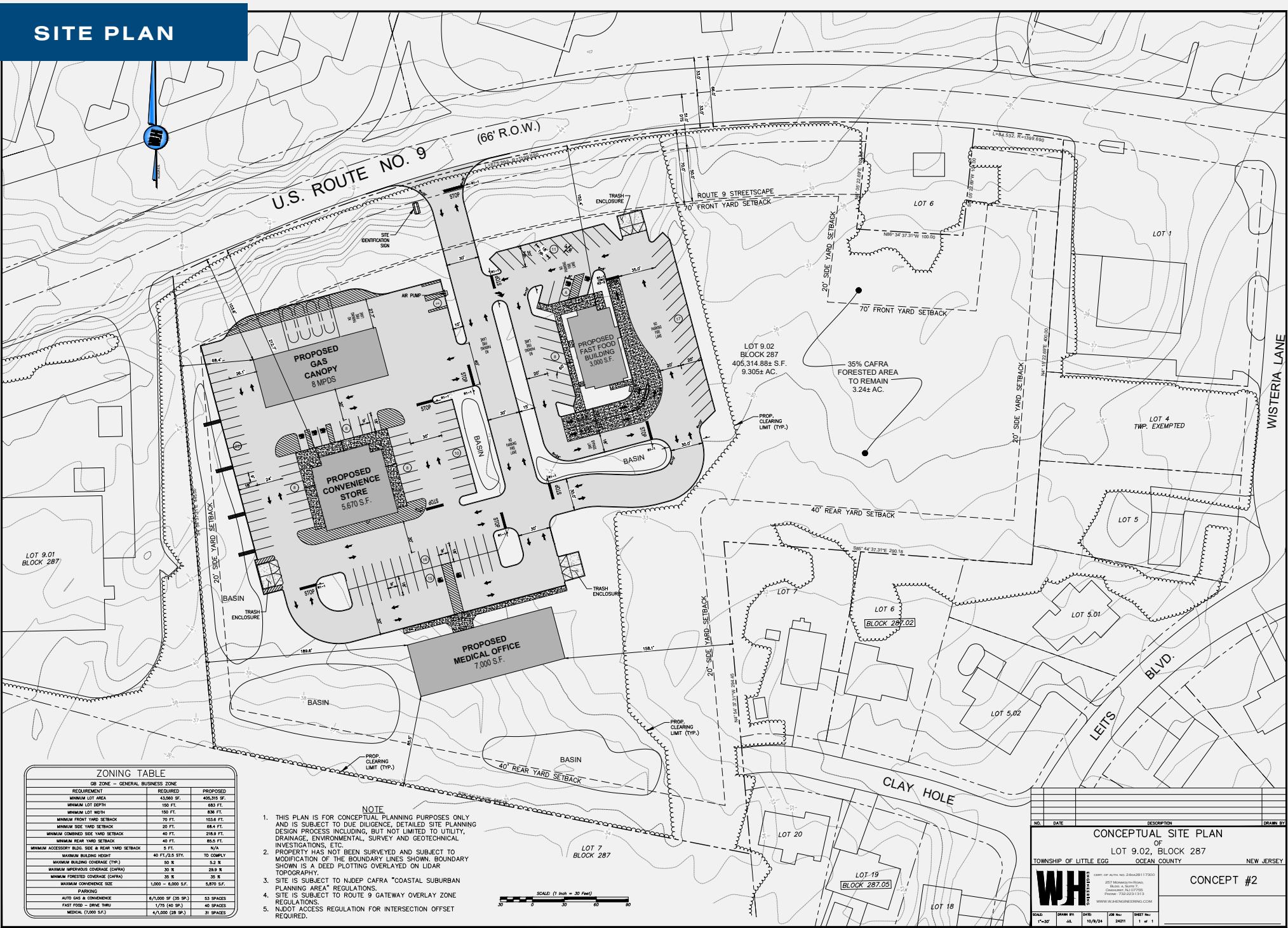
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SITE PLAN



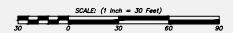
U.S. ROUTE NO. 9 (66' R.O.W.)



ZONING TABLE		
DB ZONE - GENERAL BUSINESS ZONE		
REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	43,560 SF.	405,315 SF.
MINIMUM LOT DEPTH	150 FT.	683 FT.
MINIMUM LOT WIDTH	150 FT.	636 FT.
MINIMUM FRONT YARD SETBACK	70 FT.	103.6 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	88.4 FT.
MINIMUM CORNER SIDE YARD SETBACK	40 FT.	218.9 FT.
MINIMUM REAR YARD SETBACK	40 FT.	85.5 FT.
MINIMUM ACCESSORY BLDG. SIDE & REAR YARD SETBACK	5 FT.	N/A
MAXIMUM BUILDING HEIGHT	40 FT./2.5 STY.	10 COMPLY
MAXIMUM BUILDING COVERAGE (TYP.)	20 %	5.2 %
MAXIMUM IMPERVIOUS COVERAGE (CAFRA)	30 %	28.9 %
MAXIMUM FORESTED COVERAGE (CAFRA)	35 %	35 %
MINIMUM CONFORMANCE SIZE	1,000 - 8,000 S.F.	5,670 S.F.
PARKING		
AUTO GAS & CONVENIENCE	67,000 SF (33 SP.)	53 SPACES
FAST FOOD - ONE WAY	1,775 (86 SP.)	40 SPACES
MEDICAL (7,000 S.F.)	47,000 (28 SP.)	31 SPACES

NOTE

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO DUE DILIGENCE, DETAILED SITE PLANNING DESIGN PROCESS INCLUDING, BUT NOT LIMITED TO UTILITY, DRAINAGE, ENVIRONMENTAL, SURVEY AND GEOTECHNICAL INVESTIGATIONS, ETC.
2. PROPERTY HAS NOT BEEN SURVEYED AND SUBJECT TO MODIFICATION OF THE BOUNDARY LINES SHOWN. BOUNDARY SHOWN IS A DEED PLOTTING OVERLAYED ON LIDAR TOPOGRAPHY.
3. SITE IS SUBJECT TO NJDEP CAFRA "COASTAL SUBURBAN PLANNING AREA" REGULATIONS.
4. SITE IS SUBJECT TO ROUTE 9 GATEWAY OVERLAY ZONE REGULATIONS.
5. NJDOT ACCESS REGULATION FOR INTERSECTION OFFSET REQUIRED.



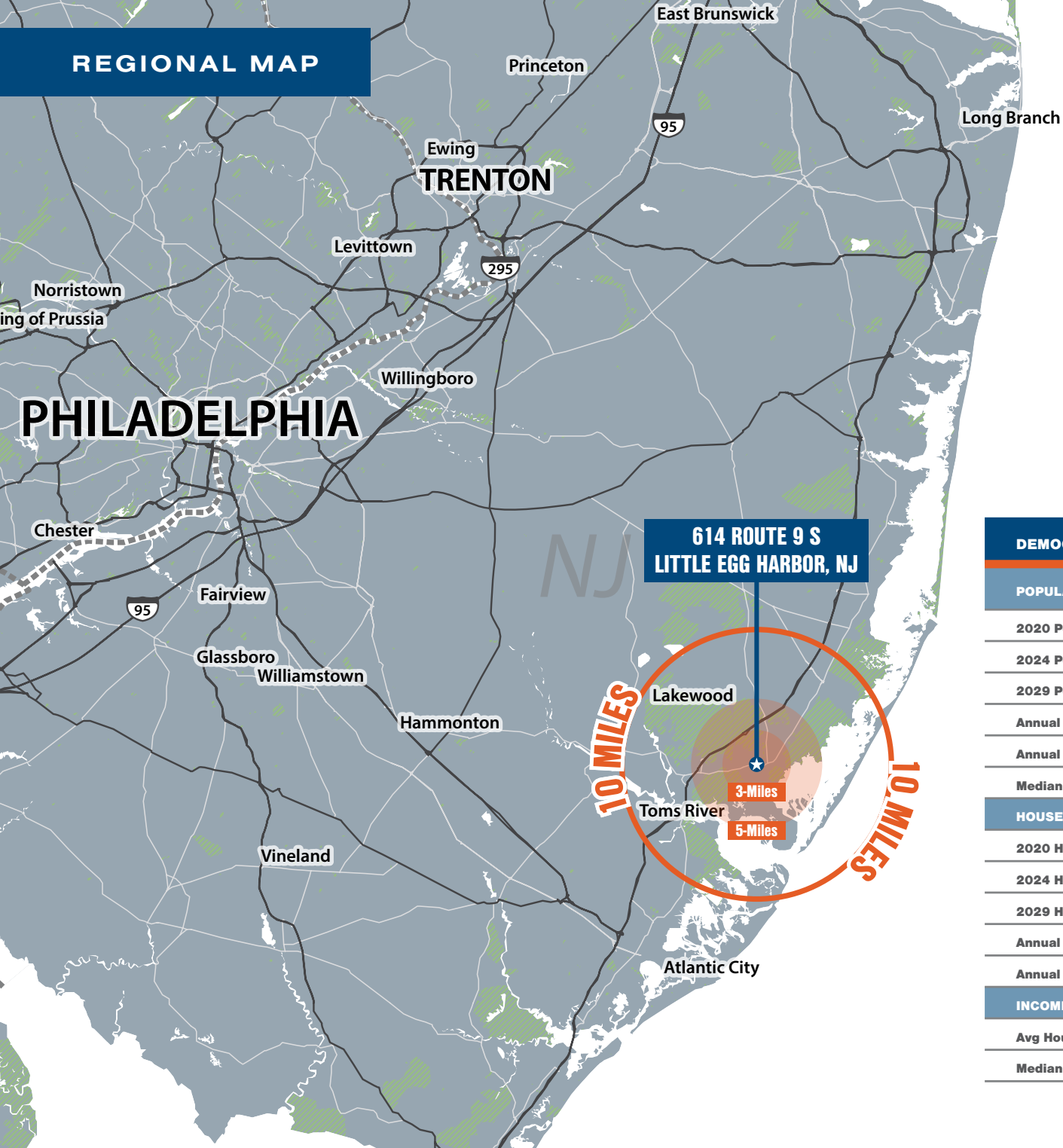
NO.		DATE		DESCRIPTION	DRAWN BY
CONCEPTUAL SITE PLAN OF LOT 9.02, BLOCK 287 TOWNSHIP OF LITTLE EGG OCEAN COUNTY NEW JERSEY					
		CONCEPT #2			
		SCALE: 1"=30' DRAWN BY: J.A. DATE: 10/9/24 SHEET NO.: 24211 SHEET NO. 1 of 1			

AERIAL VIEW



**SUBJECT
PROPERTY**

REGIONAL MAP



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION			
2020 Population	22,422	26,388	55,405
2024 Population	24,913	29,992	75,759
2029 Population Projection	26,904	32,479	83,793
Annual Growth 2020 - 2024	2.8%	3.4%	9.2%
Annual Growth 2024 - 2029	1.6%	1.7%	2.1%
Median Age	45.7	46.6	50.6
HOUSEHOLDS			
2020 Households	9,353	11,072	23,432
2024 Households	10,260	12,444	32,306
2029 Household Projection	11,060	13,457	35,773
Annual Growth 2020 - 2024	0.4%	0.4%	0.9%
Annual Growth 2024 - 2029	1.6%	1.6%	2.1%
INCOME			
Avg Household Income	\$93,467	\$96,191	\$112,080
Median Household Income	\$72,538	\$74,308	\$85,668