

ACCESS POINT

SIGN

BIG BOX

PAD SITES

BLACK HORSE PIKE
37,836 AADT (2020)

SIGN

ACCESS POINT

RESIDENTIAL

SELF STORAGE

BILLBOARD

DELILAH ROAD
5,859 AADT (2020)

FOR LEASE

Delilah Marketplace

4119 Black Horse Pike, Mays Landing, NJ





Shaping the Shore

Introducing a dynamic new 43 acre commercial development of the Jersey Shore serving a robust regional economy, seasonal sunshine seekers and catapulting demand for year round shore living. Located in Mays Landing, Egg Harbor Township, Delilah Marketplace is set to shape the shore experience.



Accessibility Dual access from both Black Horse Pike and Atlantic City Expressway Exit 12; immediate, direct access to Atlantic City Airport via Delilah Road



Branding & Exposure Monument signage on Black Horse Pike (37,886 ADT) and high impact billboard visibility on Atlantic City Expressway (44,577 ADT)



Tax Advantage Redevelopment zoning offers potential for real estate tax abatement



Build to Suit Options Potential construction allowances/spec building for credit tenants



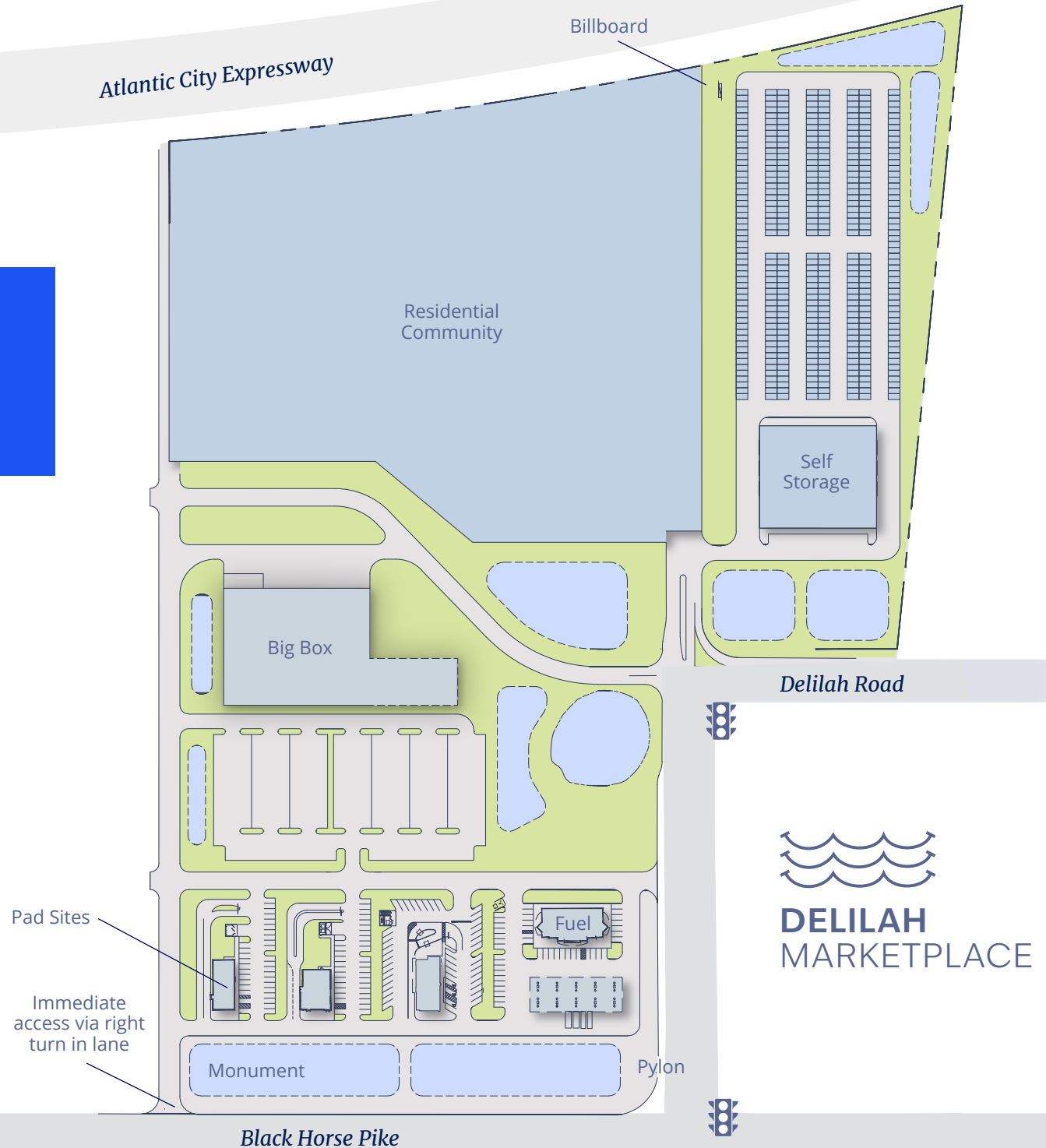
Conceptual Plan

FLEXIBLE LAYOUTS

Delilah Marketplace is an improved site with redevelopment zoning and expedited approvals to support a range of potential uses that can include:

- QSR Pad Sites
- Self Storage Facility
- Residential
- Medical
- Senior Housing
- Big Box Retail

Improvements to date: *Sewer, gas, water, fire hydrants, curb cuts*



Proven Corridor



FUTURE REDEVELOPMENT SITE

Hamilton Mall

251.5k visitors
(Aug 2024)

322

FESTIVAL AT HAMILTON

162.7k visitors
(Aug 2024)

40

WRANGLEBORO CONSUMER SQUARE

570.1k visitors
(Aug 2024)

HAMILTON COMMONS

280.4k visitors
(Aug 2024)

EXIT 12

SIGNAGE VISIBLE FROM AC EXPY AND RT 40

2 MI TO ATLANTIC CITY EXPY

37,886 AADT (2020)

700 FT FRONTAGE ON DELILAH RD



5,859 AADT (2020)

ENGLISH CREEK SHOPPING CENTER

259.6k visitors
(Aug 2024)

Black Horse Pike

Delilah Road



BILLBOARD VISIBLE FROM ATLANTIC CITY EXPRESSWAY

HAMILTON MALL



CONSUMER SQUARE MALL



HAMILTON COMMONS



FESTIVAL AT HAMILTON



BAM!
BOOKS-A-MILLION

HELZBERG
DIAMONDS

chili's

crumbl
cookies

Wawa

Canal's

40

ALDI

LA 2 BOY

LOWE'S

ATLANTIC CITY EXPRESS

THE HOME DEPOT

Wendy's

BURGER KING

DUNKIN'

CHICKIES & PIZZAS

Chick-fil-&
Walgreens

Raymour & Flanigan
FURNITURE

7MILE
DESIGN

Diversified Community

Mays Landing is an established home for regional institutions, cutting edge research and local business - a major gateway to shore communities and target for continued investment.

Natural beauty and convenient access to the Atlantic City Expressway attracts vacationers, year-round residents and workforce to Mays Landing making it a diversified and logical corridor for retail. The area connects Philadelphia and New York City to the Jersey coast while also providing direct access to Atlantic City, attracting national investment:

- D.R. Horton is constructing Winds at Ocean Club, a new residential development with **627 units**, just 10 miles from Delilah Marketplace
- IRG Realty has proposed Atlantic Logistics Center, a **8 MSF** air cargo campus, just 4 miles from Delilah Marketplace

- Atlantic City International Airport
- FAA Technical Center
- National Aviation Research Technology Park
- Rowan University
- Atlantic Cape Community College
- Atlantic Care Health
- Storybook Land Amusement Park



267,458
Total Population*



269,776
Daytime Population*

**within 15-minute drive time*



Area Demographics

130k

total population within a
15 minute drive time

Demographic	5 mins	15 mins	30 mins
Population	7,793	130,728	301,866
Households	2,817	47,712	120,263
Avg. HHI	\$95,965	\$112,841	\$105,185
Employees	8,662	52,566	152,411
Median Age	40.4	40.9	43.6



Visit, Play Live & Work

Jersey Shore Highlights

- Atlantic City is a year round tourism and entertainment mecca that attracts more than 27 million visitors annually.
- Jersey coastal communities experience seasonal visitation of 120m visitors annually
- Most tourism (33%) happens in the fall *shoulder season*, with September attracting twice as many visitors as April, May, or June¹
- Rising class of residents, retirees and virtual workers, seeking out shore living prompting rising home values and development
- Significant employment opportunities supporting tourism and entertainment, in addition to other regional economic drivers

\$8 billion
Visitor spending
Atlantic County (2023)

55K
Tourism jobs
Atlantic County (2023)

\$323K
Median home value
Atlantic County (2024)

13.2%
Projected HHI
increase (2029)





Colliers

2005 Market St, Suite 4010
Philadelphia, PA 19103
Main: +1 215 925-4600
colliers.com/philadelphia

Todd Sussman

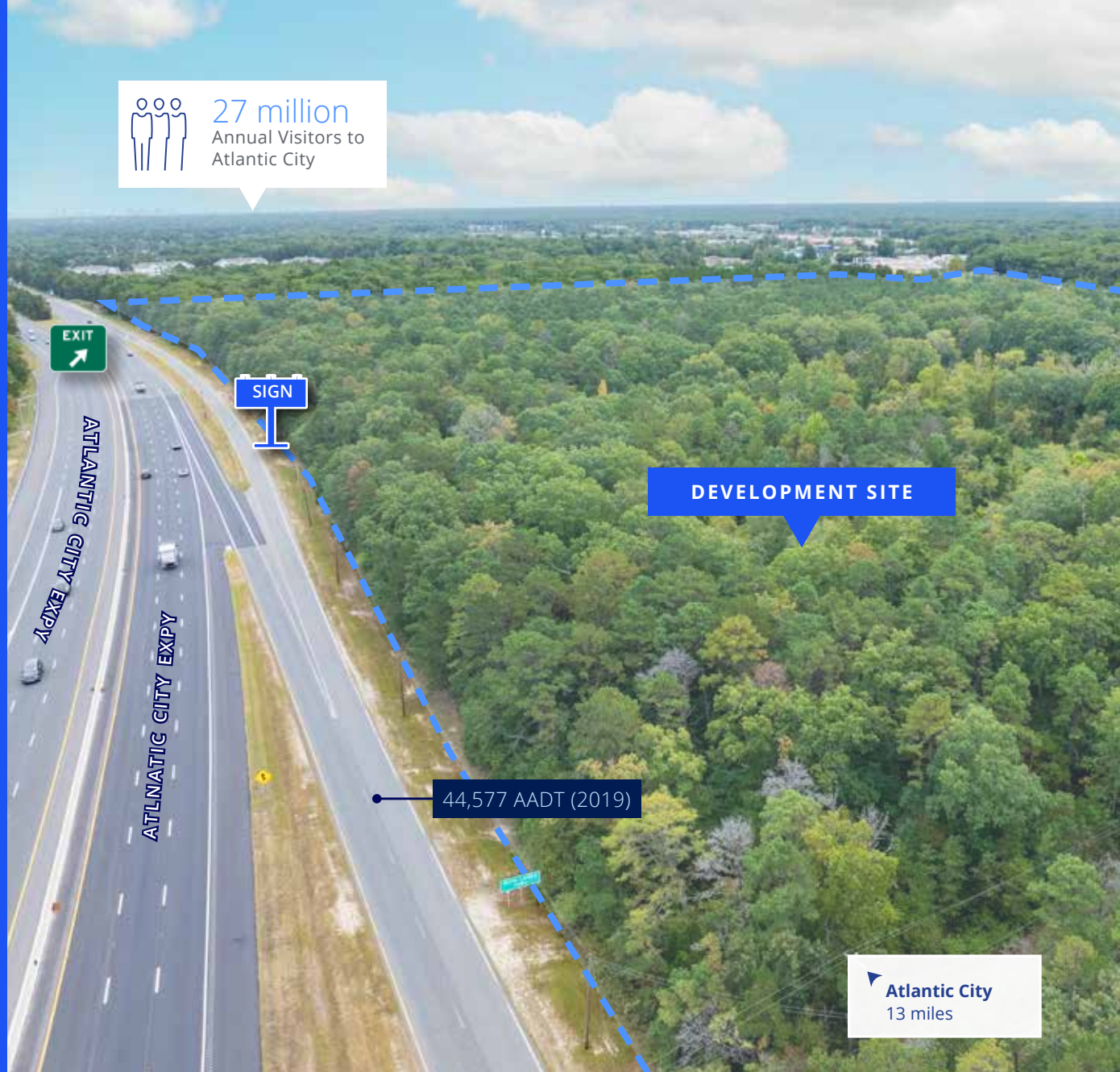
Senior Managing Director
+1 215 928 7575
todd.sussman@colliers.com

Tony DiDio

Senior Vice President
+1 609 820 5900
tony.didio@colliers.com

Larry Steinberg

Senior Managing Director
+1 215 928 7593
larry.steinberg@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Philadelphia Tri-State Region.

¹ Day Leisure Person-Stays (%). 2023 PERFORMANCE/MonitorSM, 2023 Day Trip Leisure Visitor Profile Study, VisitNJ, page 37.