

OCEAN VIEW PLAZA AVAILABLE FOR SALE OR LEASE

Route 9 & School House Lane | Dennis Township, NJ 08230 | Cape May County

PROPERTY HIGHLIGHTS

- 12 acres of planned mixed-use retail, office, medical and 36 residential townhomes
- Located at the signalized intersection of Rte. 9 and Sea Isle City/School House Lane
- Proposed 13,060 sf retail strip building with two proposed endcap spaces - One endcap space with drive thru service
- Close proximity to Sea Isle City, Avalon, Ocean City, and Stone Harbor
- Year-round trade area with seasonal population estimated to be 614,261 people.
- ½ mile from the Garden State Parkway.
High volume Wawa gas/convenience and liquor store at opposite corners; Adjacent to Shore Gate Golf Club
- Ideal uses include: retail, restaurants, bank/credit union, medical, wireless store, discount merchandise, nail & hair salons and professional office



NEW DEVELOPMENT OPPORTUNITY

Demographics	3 Mile	5 Miles	7 Miles
Population	6,149	12,657	22,122
Average HH Income	\$123,523	\$126,791	\$130,174
Total Businesses	417	591	1,136
Number of Employees	2,798	4,402	11,154

Traffic Counts **Intersection of Route 9 & School House Lane: 14,562 ADT**
S. Garden State Expressway Exit & School House Lane: 21,396 ADT

*Data Source: Sites USA - REGIS™ 2022

Developed by:



EXCLUSIVE
AGENT:



STEVEN DePETRIS
 865-231-1010 x203
 609-760-2543 cell
 sdepetris@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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 1000 FAYETTE STREET
 CONSHOHOCKEN, PENNSYLVANIA 19428



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CONCEPTUAL SITE PLAN



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True Value

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LOCAL AERIAL



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