



RETAIL SPACES AVAILABLE FOR LEASE

535 - 541 DELSEA DRIVE

MALAGA, NJ 08328

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www.VantageRES.com

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OFFERING SUMMARY

 **SF AVAILABLE**
+/- 1,030 - 6,180 SF

 **ASKING LEASE RATE**
\$12-14 /SF NNN

 **SIGNAGE**
Facade and pylon

 **PARKING**
61 spaces

AREA HIGHLIGHTS

- ✓ New retail shopping center located at the intersection between Route 55 and Route 40 on Delsea Drive (Route 47)
- ✓ Close to prominent intersection with Wawa, CVS, and diners. Truck route between Vineland and Salem City
- ✓ Franklinville, Malaga and Newfield continue to experience exponential growth in residential and industrial developments. This region of Gloucester County services South Jersey's industrial market and commuter traffic on route 55



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	1,731	9,317	25,834
2027 POPULATION PROJECTION	1,719	9,288	25,695

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	634	3,404	9,357
2027 HOUSEHOLD PROJECTION	629	3,391	9,298

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$82,475	\$85,829	\$90,763
MEDIAN HOUSEHOLD INCOME	\$75,098	\$68,060	\$71,924

KEY DISTANCES

HIGHWAY 40
.2 MILES

ROUTE 47
.6 MILES

ROUTE 47
2 MILES

A.C. EXPRESSWAY
16.6 MILES



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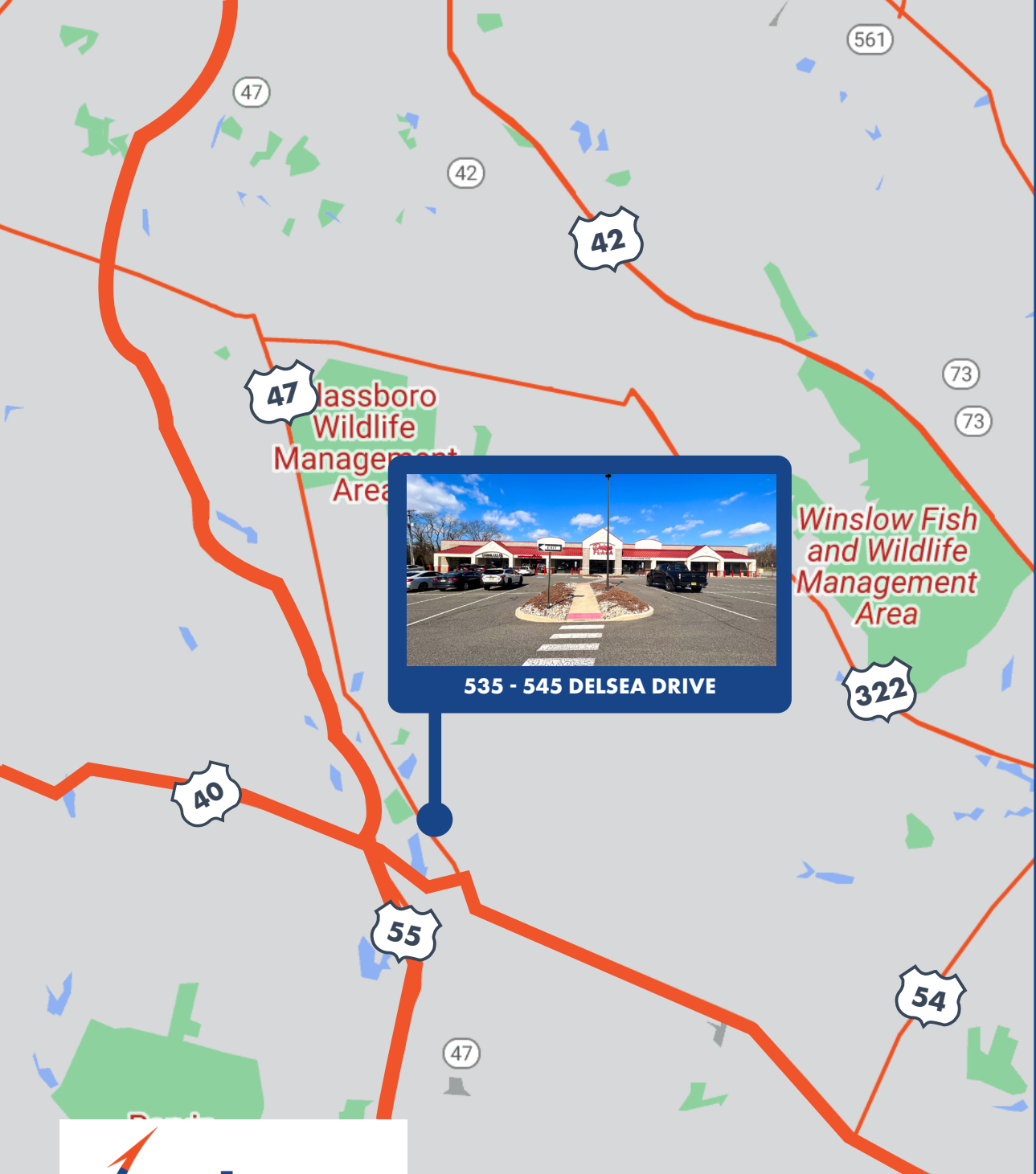
NEARBY AMENITIES

DINING

- Dennys Pizza Pizzaz
- Dennys
- Dunkin Donuts
- Kavanaughs Irish Pub & Grille
- Lake House
- Malage Diner
- McDonalds
- Rays Pizza & Tacos
- Starbucks
- Taco Bell
- Wawa Pegasus Diners

RETAIL

- Dollar General
- Donnas Hallmark Shop
- Exxon
- Family Dollar
- NJ MVC
- Riggins
- Shoprite of Delsea
- The Maltman House
- UPS Store
- US Gas
- USPS
- Wawa



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AVAILABILITY

AVAILABLE +/- 1,030 SF	BARBER SHOP	RAYS PIZZA	AVAILABLE +/- 1,080 SF	AVAILABLE +/- 1,080 SF	CRAZY BARGAIN DEALS	AVAILABLE +/- 1,080 SF	AVAILABLE +/- 2,160 SF
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INTERIOR PHOTOGRAPHY

