



RETAIL SPACES AVAILABLE FOR LEASE
535 - 541 DELSEA DRIVE

MALAGA, NJ 08328

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OFFERING SUMMARY



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



ASKING LEASE RATE
\$14 - 16 /SF NNN



SIGNAGE
Facade and pylon



PARKING
61 spaces



INTERIOR

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



OPEN CONCEPT FLOORPLAN

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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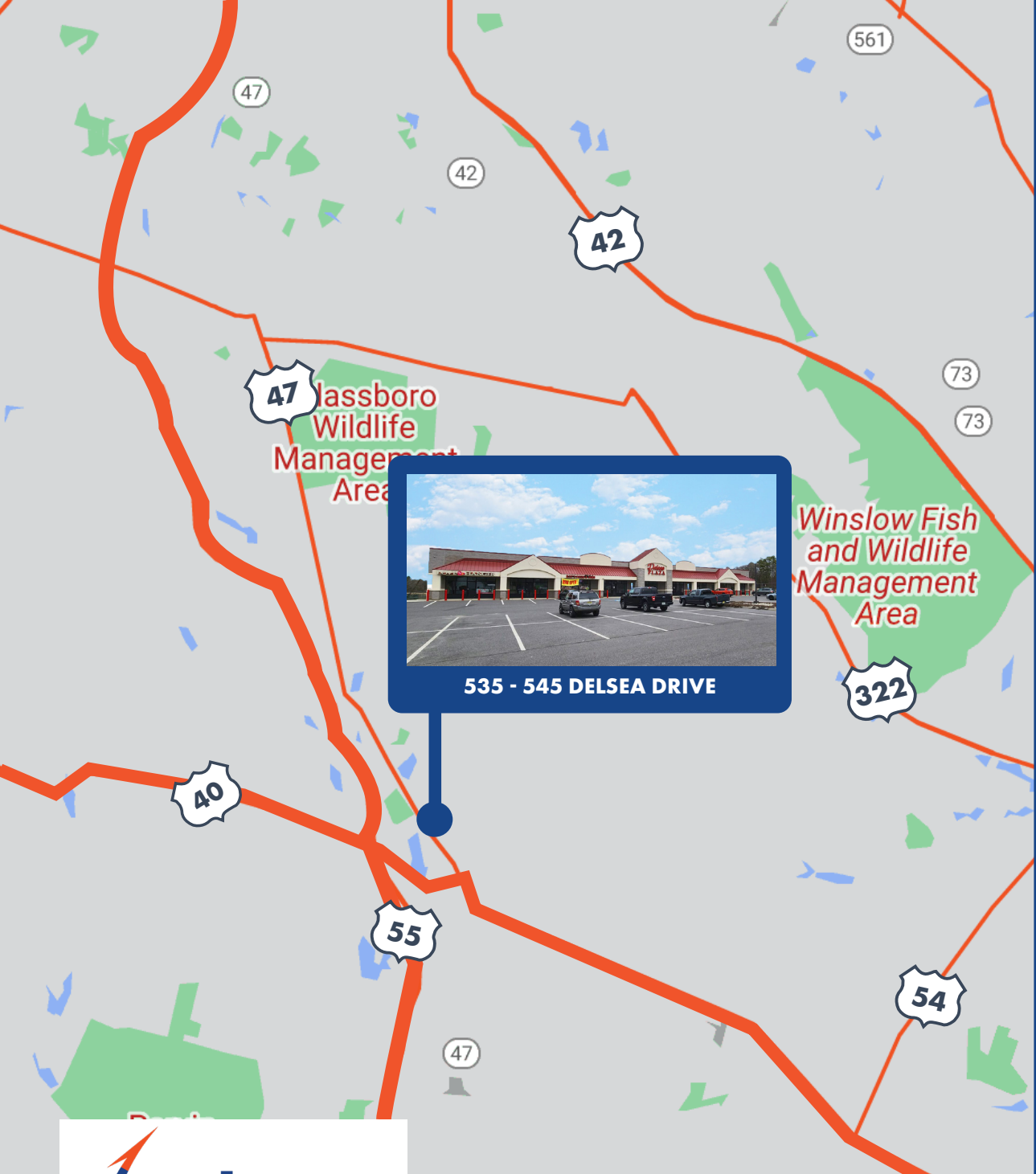
NEARBY AMENITIES

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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