



CORINNE GILETTO

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RETAIL PAD (DEVELOPMENT OPPORTUNITY) FOR SALE 605 DELSEA DRIVE, SEWELL, NJ 08080

PARK PLACE BLVD & RT 47 (DELSEA DR) SIGNALIZED INTERSECTION

Offering Summary

Acreage Available: +/-1.32 acres Asking Sale Price: \$419,000 Signage: Available

Zoning: Highway Commercial

(part of Mixed Use District)

Parking: Based on future Development

Property/Area Highlights

- Corner property with existing signalized intersection
- Zoned Commercial as part of MUD (Mixed Use Development)
- Located on local commuter Route 47, connecting Westville, NJ to Wildwood, NJ
- Close proximity to Rowan University, Inspira Hospital, and Route 322 and Route 55
- Development opportunity on 2nd and 3rd floors for office tenants or residential occupants



2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population:	4,349	54,062	131,998
Total Businesses:	265	2,192	583
Employees:	2,785	20,067	48,419
% College Graduates	35%	36%	34%
HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income:	\$86,454	\$90,261	\$83,384
Avg. Housing Unit Value:	\$238,038	\$238,744	\$224,286



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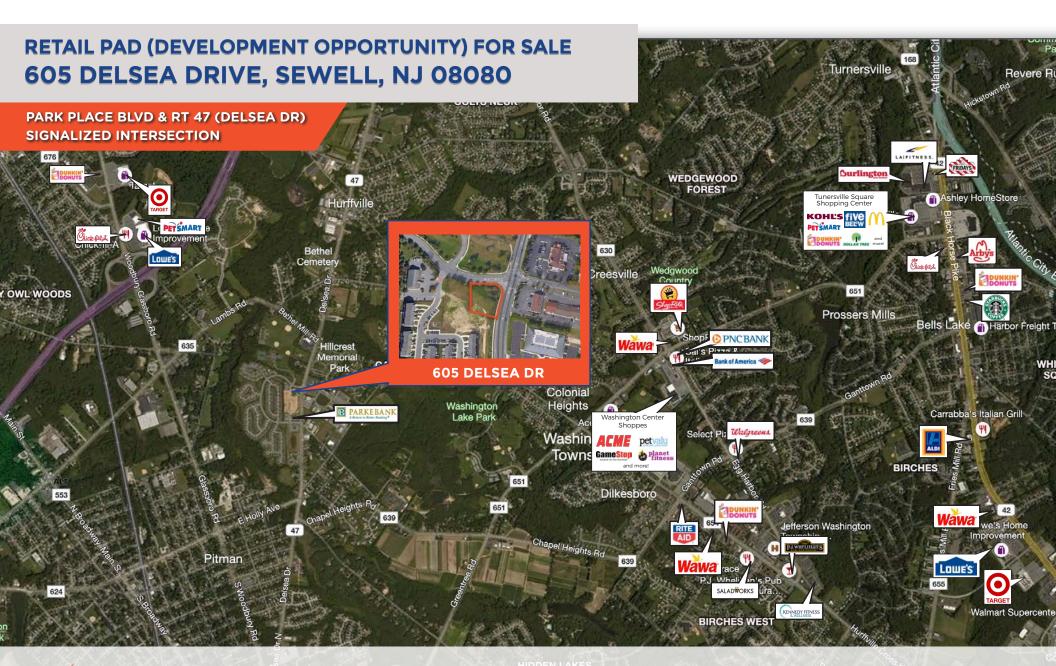
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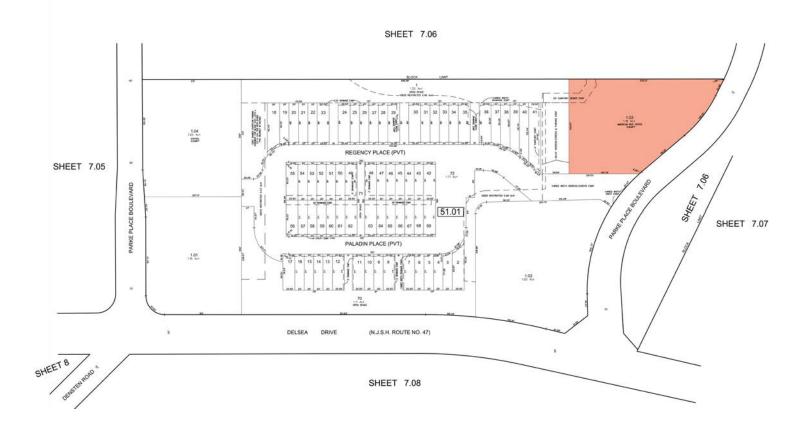


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TAX MAP





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