

# .94 AC SITE FOR SALE

LOCATED AT FIVE POINTS INTERSECTION | HEART OF SEWELL, NJ

# OFFERING MEMORANDUM

## 116 DELSEA DRIVE | SEWELL, NJ



0.94 AC SITE IS FULLY APPROVED FOR A 2,200 SF QSR WITH DRIVE-THRU



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# MSC



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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

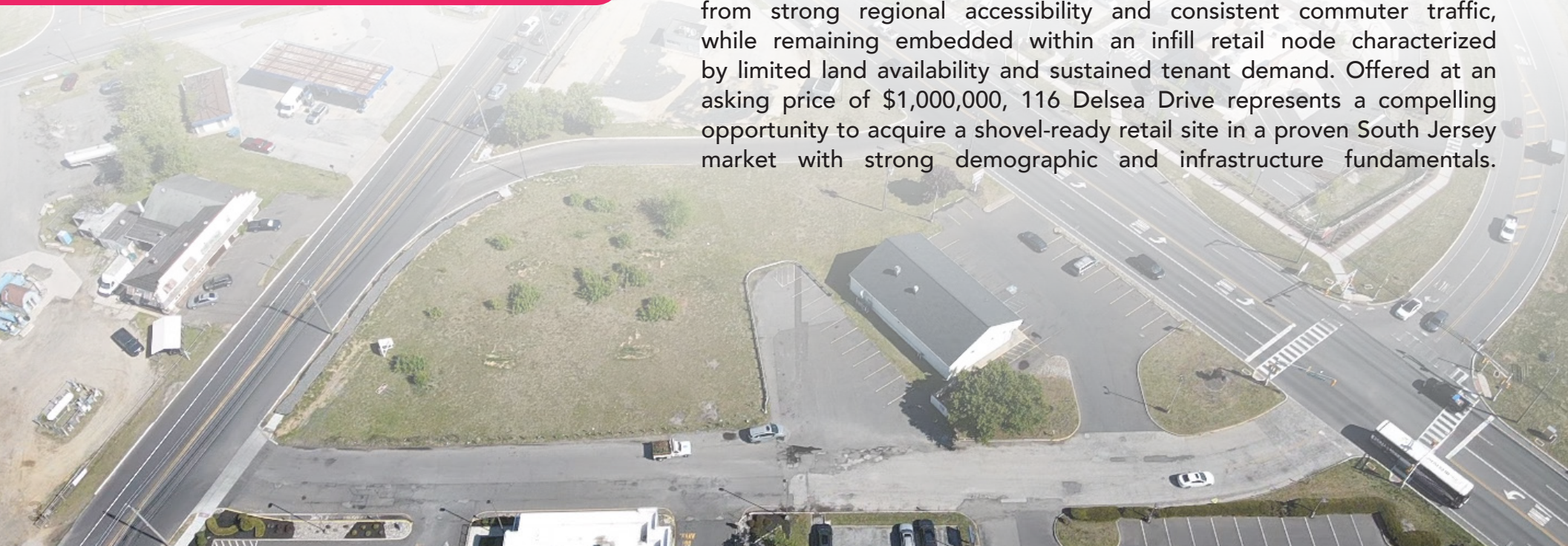
|           |                                 |
|-----------|---------------------------------|
| Address   | 116 Delsea Drive,<br>Sewell, NJ |
| Land Size | .94 AC                          |
| Zoning    | HC - Highway Commercial         |
| Approval  | 2,200 SF QSR With<br>Drive-Thru |

**\$1,000,000 ASKING PRICE**

MSC is proud to present the opportunity to acquire 116 Delsea Drive in Sewell, New Jersey, a 0.94-acre Highway Commercial-zoned site located in one of Gloucester County's most established retail corridors. The property sits along Delsea Drive, benefiting from strong daily traffic counts and immediate proximity to a dense concentration of national retailers.

The property is approved for 2,200 SF QSR use with a drive-thru, offering investors and developers a clear, near-term path to execution. Surrounding co-tenancy includes McDonald's (adjacent) and a newly developed Wawa directly across the street, reinforcing the site's suitability for highway-oriented retail and foodservice uses. Within a three-mile radius, the site serves 51,618 residents with an average household income of \$141,506, providing a highly affluent and stable consumer base.

Strategically positioned near Routes 55 and 295, the property benefits from strong regional accessibility and consistent commuter traffic, while remaining embedded within an infill retail node characterized by limited land availability and sustained tenant demand. Offered at an asking price of \$1,000,000, 116 Delsea Drive represents a compelling opportunity to acquire a shovel-ready retail site in a proven South Jersey market with strong demographic and infrastructure fundamentals.



# INVESTMENT HIGHLIGHTS



- .94 AC of vacant land situated between Delsea Drive (15,902 VPD) and Egg Harbor Road (15,176 VPD)
- The property is zoned Highway Commercial and is already approved for a 2,200 SF QSR with a drive-thru
- Prime co-tenancy: directly adjacent to McDonald's and directly across from a newly developed Wawa, supporting a wide range of highway-oriented retail uses
- The broader Sewell area has seen ongoing increasing residential demand, population growth and rising home values. Within a three-mile radius, the property serves a population of 51,618 residents, boasting an average household income of \$141,506
- Strong regional access and draw: Sewell's location within Gloucester County and just outside the Philadelphia metro makes it a feeder market for both local residents and cross-town shoppers, with easy access to Routes 42/55 and nearby major retail hubs (Deptford Mall, Walmart/Target corridors).




# PARCEL OVERVIEW



|          |                         |
|----------|-------------------------|
| LOT SIZE | .94 AC                  |
| ZONING   | HC - Highway Commercial |

EGG HARBOR ROAD (15,176 VPD)

DELSEA DRIVE (15,902 VPD)

 SITE IS FULLY APPROVED FOR A 2,200 SF QSR WITH DRIVE-THRU

# AERIAL



★ 0.94 AC SITE IS FULLY APPROVED FOR A 2,200 SF QSR WITH DRIVE-THRU



MEDICAL OFFICE CAMPUS



DOLLAR GENERAL



SITE

EGG HARBOR ROAD (15,176 VPD)

DELSEA DRIVE (15,902 VPD)



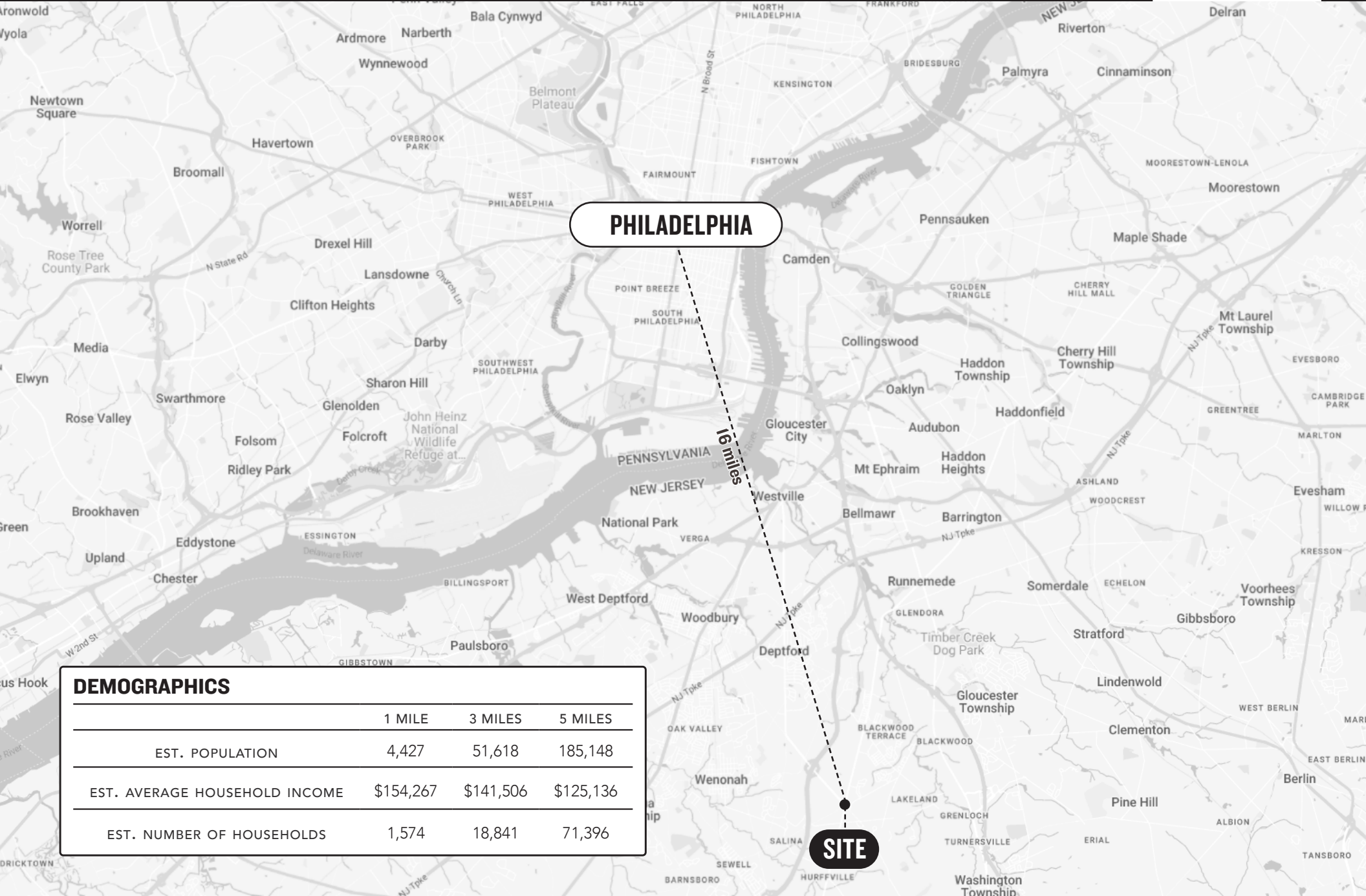
SPOTLESS CLEANERS







# REGIONAL MAP



**PHILADELPHIA**

**SITE**

| <b>DEMOGRAPHICS</b>           | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|-------------------------------|---------------|----------------|----------------|
| EST. POPULATION               | 4,427         | 51,618         | 185,148        |
| EST. AVERAGE HOUSEHOLD INCOME | \$154,267     | \$141,506      | \$125,136      |
| EST. NUMBER OF HOUSEHOLDS     | 1,574         | 18,841         | 71,396         |

# LOCATION OVERVIEW



Southern New Jersey is comprised of seven of the twenty-one counties in New Jersey that are all largely influenced directly by the Philadelphia Metropolitan Area. The furthest point in Southern Jersey is only about an hour and half of drive time from the city of Philadelphia. South Jersey is a compact market boasting as a home to many employees and affiliates of Philadelphia based corporations along with residents looking to benefit from living in close proximity to the country's 6th largest city. Travel through South Jersey to Philadelphia is seamless by using I-295, I-76, and the New Jersey Turnpike which also connects this portion of the state to New York.

In the last quarter of 2024, South Jersey saw an uptick in leases and renewals. Approximately 555,000 SF of commercial space was leased and 10% of these deals were made up of new, non-preexisting leases. While office vacancy in the region increased over the last year, it is starting to see a comeback, decreasing from 13% to 10%. This goes hand in hand with retail vacancies as retailers look to revamp for 2024 and continue to increase the velocity of leasing programs.

South Jersey is a hub of commerce supporting many of the nation's top corporations that have made a lasting impact on the lower half of the state. With a large amount of influence stemming from Philadelphia, residents have seen this region grow with Philadelphia as the city has seen impactful, significant growth over the past 5-10 years with no sign of slowing down.

## SOUTH JERSEY

### TOP EMPLOYERS

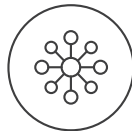


## SOUTH JERSEY ECONOMIC DRIVERS



### SERVICES

The services sector employs a large portion of the labor force, forming the backbone of the local economy through hospitals, schools, hotels, business, and social services and entertainment facilities.



### LIFE SCIENCE

Life sciences is a growing sector in South Jersey. New Jersey reportedly has the highest concentration worldwide of scientists and engineers in the world. Broken down by pharmaceuticals (42.6%), biotechnology research and development (40.7%), and medical device manufacturing (16.7%).



### ADVANCED MANUFACTURING

There were nearly 2,000 advanced manufacturing establishments in South Jersey employing close to 90,000 people in the advanced manufacturing sector in 2024. The advanced manufacturing industry sector accounted for approximately \$57.4 billion of state gross domestic product (GDP) in 2024.



### TOURISM

The region boasts a large tourism and recreation industry, especially in Atlantic City, where gaming generates billions of dollars of revenue each year.

# PHILADELPHIA REGIONAL OVERVIEW



**\$490 BILLION**  
Gross Regional Product

**#6**  
Largest City in the Country

**7.2 MILLION**  
9th Largest Regional Population

 **#13**  
Millennial Growth Rate Over  
the Nation's 30 Largest Cities

 **#1**  
Housing Value & Opportunity  
(National Association of Builders)

 **#1**  
City for Culture  
(Travel & Leisure Magazine)

**104**  
Colleges &  
Universities

**#22**  
Nation's Population Growth

**\$2.93 BILLION**  
Philadelphia School Capital Projects  
Over Next 5 Years

## PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of approximately 1,600,000 as of 2024. The Philadelphia metropolitan area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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