

**FOR  
LEASE**

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**MATTHEWS PLAZA**

**RETAIL SPACE FOR LEASE**  
**344 DELSEA DR, MALAGA, NJ 08328**



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# OFFERING SUMMARY

**Asking Lease Rate:** \$14/SF NNN

**NNN Cost:** +/- \$6/SF

**Size Available:** +/- 2,250 SF

**Zoning:** HC - Highway Commercial

**Parking:** +/- 35 Spaces

**Signage:** Pylon and Facade



## PROPERTY HIGHLIGHTS

+ Highly visible retail space in a sought-after shopping center on heavily trafficked W. Delsea Drive, featuring premier frontage, strong signage potential, and easy ingress/egress for optimal customer exposure

+ Strong co-tenants include Hope Nail & Spa and Ivy Rehab; ideal for retail, medical, or service-oriented users seeking synergy and consistent customer traffic

+ Strategically located near Route 55, Williamstown Road, and Harding Highway, with close proximity to key amenities including Acme Markets, Delsea Regional High School, Lakehouse Restaurant, and a variety of retail, medical, and dining establishments

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## AMENITIES & DEMOGRAPHICS

| POPULATION     |        |        |         |
|----------------|--------|--------|---------|
| MILE           | 1 MILE | 3 MILE | 5 MILE  |
| AVERAGE 2025   | 4,726  | 28,307 | 166,846 |
| PROJECTED 2030 | 4,864  | 28,905 | 171,192 |

| HOUSEHOLDS     |        |        |        |
|----------------|--------|--------|--------|
| MILE           | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2025   | 1,741  | 10,753 | 60,639 |
| PROJECTED 2030 | 1,791  | 10,753 | 62,237 |

| INCOME       |           |           |           |
|--------------|-----------|-----------|-----------|
| MILE         | 1 MILE    | 3 MILE    | 5 MILE    |
| AVERAGE 2025 | \$101,945 | \$106,776 | \$104,106 |
| MEDIAN 2030  | \$86,548  | \$87,480  | \$81,792  |

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