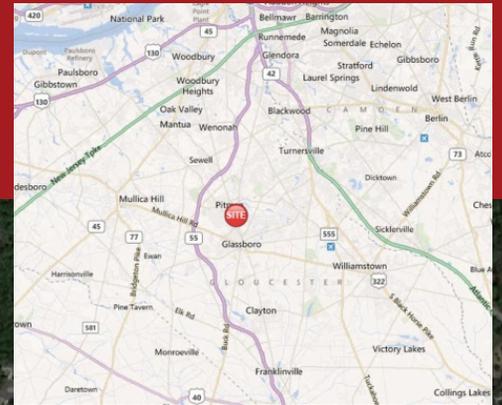


Retail Development Opportunity Available 8.6 Acres - Glassboro, NJ For Sale | 1200 North Delsea Drive



Location

- Delsea Drive (Route 47) 1/4 mile north of intersection of CR 533 and Delsea Drive
- 1 mile north of Rowan University, with enrollment of 19,465 students

Description

- 8.6 acres available
- Nearby Retailers: LA Fitness, ShopRite, Aldi, CVS, KMart, TD Bank, Smashburger, Rite Aid, Pet Valu
- 673 ft of frontage on Delsea Drive



CONTACT INFORMATION:

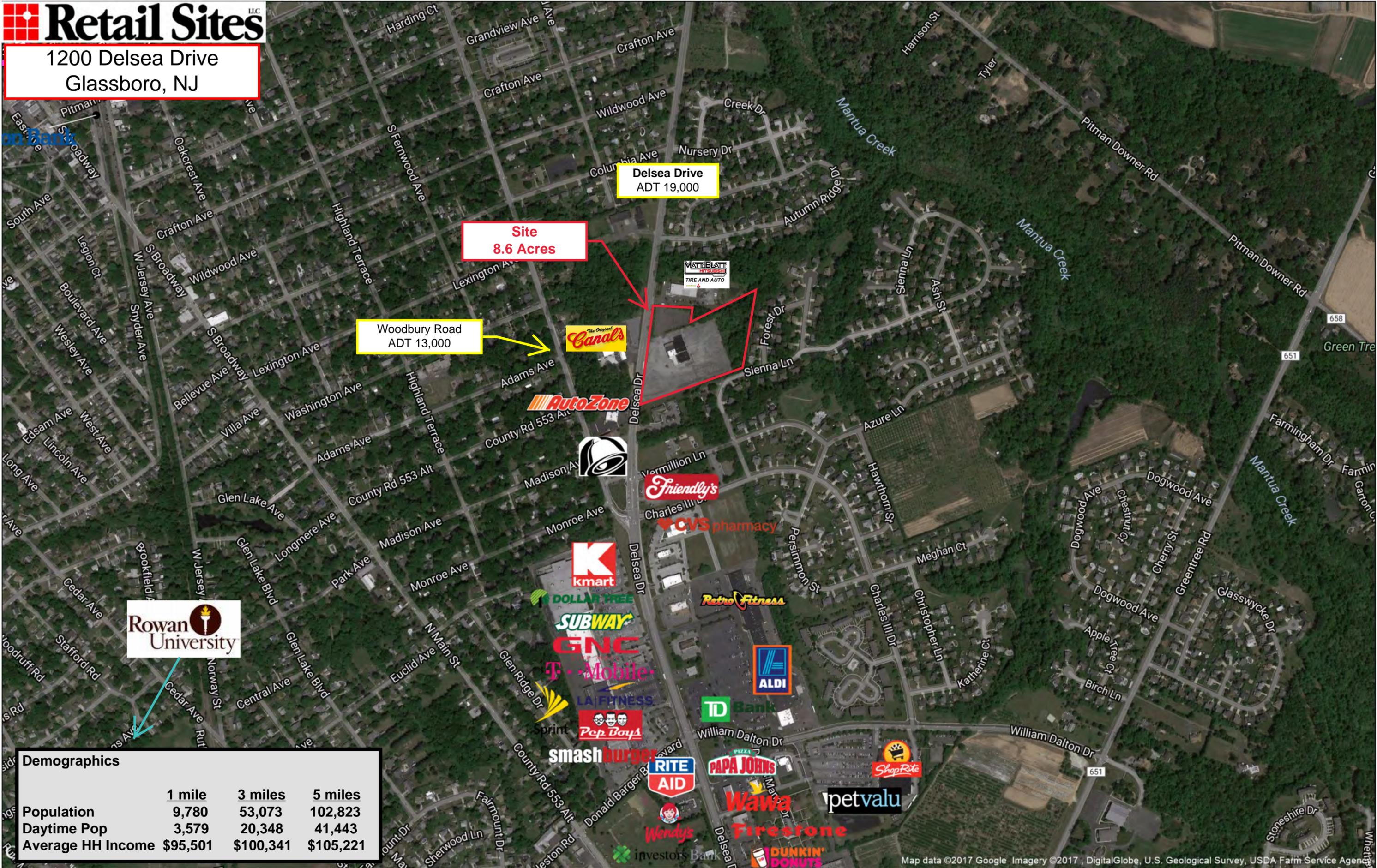
Tyler Arsenault
Email: tarsenault@retailsites.net
Office: (856) 778-4900
Cell: (609) 751-2965

Retail Sites, LLC
Office: (856) 778-4900
101 W Main Street, Suite 100
Moorestown, NJ 08057



Dylan Rotchford
Office: (856) 778-4900
Cell: (732) 546-5678
Email: drotchford@retailsites.net

1200 Delsea Drive
Glassboro, NJ



Demographics	1 mile	3 miles	5 miles
Population	9,780	53,073	102,823
Daytime Pop	3,579	20,348	41,443
Average HH Income	\$95,501	\$100,341	\$105,221

Total Acreage: 8.6 Acres

Delsea Drive

1.32 acres

1.96 acres

Service Area
13,500 sf

5.32 acres

Office/Showroom
13,000 sf

Glassboro, NJ
1200 Delsea Drive
Service Area: 13,500 sf
Office/Showroom: 13,000 sf

© 2011 Google

39°43'38.60" N 75°06'53.76" W elev 144 ft

Chapter 107. Development Regulations and Zoning

Article VII. Commercial Districts

§ 107-107. C-5 Shopping Center District.

The purpose of this district is to establish areas having major highway access and provide criteria for retail shopping areas in accordance with one overall plan, shared off-street parking, controlled access to adjoining streets and overall compatible design together with a limited number of uses that may be permitted outside of a shopping center design.

A. Permitted principal uses (land and buildings).
[Amended 7-12-1983 by Ord. No. 83-8]

- (1) Shopping centers for the sale of goods and services.
- (2) In any one shopping center, any one (but only one) of the following uses: theater, nightclub or arcade.
- (3) Family day care conditioned on meeting the requirements of § 107-44.1A and C as if written herein.
- (4) Motel, restaurant and office.
- (5) Except as set forth in Subsection A(6) below, all uses shall be conducted from within a building, all storage areas shall be within a building shown on an approved site plan, and sidewalk vending, open-air flea markets, and/or conducting business in yards and/or parking lots are prohibited.
[Amended 6-22-1999 by Ord. No. 99-6]

Note: Participation in the Borough's affordable housing program shall be required as specified in § 107-50.1 and related ordinances.
[Added 7-26-1988 by Ord. No. 88-20]

- (6) On commercial properties, outdoor sales and the outdoor display of products, services or other commodities, including areas devoted to "specials" or other temporary events, shall be permitted conditioned on the following:
[Amended 6-22-1999 by Ord. No. 99-6]
 - (a) The outdoor areas shall be limited to no more than two delineated, on-site areas which shall be paved;
 - (b) The gross square footage of the outdoor areas shall not exceed the equivalent of 5% of the gross floor area within the building;
 - (c) The outdoor areas shall be limited to the location identified on an approved site plan;
 - (d) The areas shall be delineated by some identifiable marking system such as being enclosed by a fence, a perimeter of bollards, or an areas delineated by a painted boundary;
 - (e) The outdoor areas shall be open-air space and shall not be under a roof, in a tent, or some similar form of enclosure except where the space abuts the principal building, in which case it may be under a roof extension;
 - (f) Only the products sold, or the services rendered, by the tenant of the property may be displayed in these outdoor areas;
 - (g) Subletting space in outdoor areas to other vendors is prohibited; and
 - (h) No outdoor sales or display areas shall reduce in size, eliminate, or otherwise encroach on other required dedicated functions on the approved site plan such as, but not limited to, pedestrian walkways, parking spaces, loading spaces, sight triangles, driveways and aisles.

B. Permitted accessory uses (land and buildings).

- (1) Off-street parking and loading are required and permitted, but where a use operates its own vehicle(s), which vehicle(s) will be parked or stored at the business, the parking or storing spaces required for the vehicle(s) shall be in addition to the minimum off-street parking and loading requirements of this chapter.
[Amended 11-14-1995 by Ord. No. 95-20]
- (2) Utility service and facilities necessary to serve the shopping center.
- (3) Motels may have a restaurant, coffee shop, gift shop, pool, and/or similar accessory uses customarily incidental to motels.

C. Conditional uses.

- (1) One service station (with or without a convenience store) and one fast-food restaurant, with or without drive-up windows services, provided that each is located on a shopping center site, provided that the shopping center site contains at least 20 acres, and provided that access to each use is provided from within the shopping center. Gasoline stations shall also comply with § 107-59.1. Fast-food restaurants with drive-up window service are permitted, provided that each lane for a drive-up window has stacking space for at least eight vehicles, and there is one bypass lane with all lanes in the window service area being separated from other driveways and aisles on site. Service stations may have no more than one candy/soda vending machine along an outside wall of the building and may have no more than one display or storage rack per gasoline island for cans of oil, bottles of fluids or additives, and similar vehicle servicing items.
[Amended 8-14-1979 by Ord. No. 79-13; 11-14-1995 by Ord. No. 95-20]

D. Bulk regulations. (See additional setbacks in § 107-58G.)

- (1) Shopping center.

Minimum:

Lot area	10 acres
Lot width	600 feet
Lot depth	800 feet
Front yard	150 feet
Side yard, each	80 feet
Rear yard	100 feet
Minimum portion of lot landscaped	15%

Maximum:

Floor area ratio	0.20
Building height	1 story; 30 feet
Building coverage	20%
Pavement coverage	45%

- (2) Motel, restaurant and office.

Minimum:

Lot area	40,000 square feet
Lot width	200 feet
Lot depth	200 feet
Front yard	75 feet
Side yard, each	30 feet
Rear yard	30 feet
Minimum portion of lot landscaped	15%

Maximum:

Floor area ratio	0.20
Building height	1 story; 30 feet
Building coverage	20%
Pavement coverage	40%