

# MAYS LANDING, NJ OPPORTUNITY

4476 East Black Horse Pike, Mays Landing, NJ

**16,610 SF Available**  
**Proposed 32,690 SF (divisible)**  
**Pad Site Available**

PRIME SITES REALTY LLC  
 GROWTH THRU  
 STRATEGIC LOCATIONS  
 PSR



**DEMOGRAPHICS**

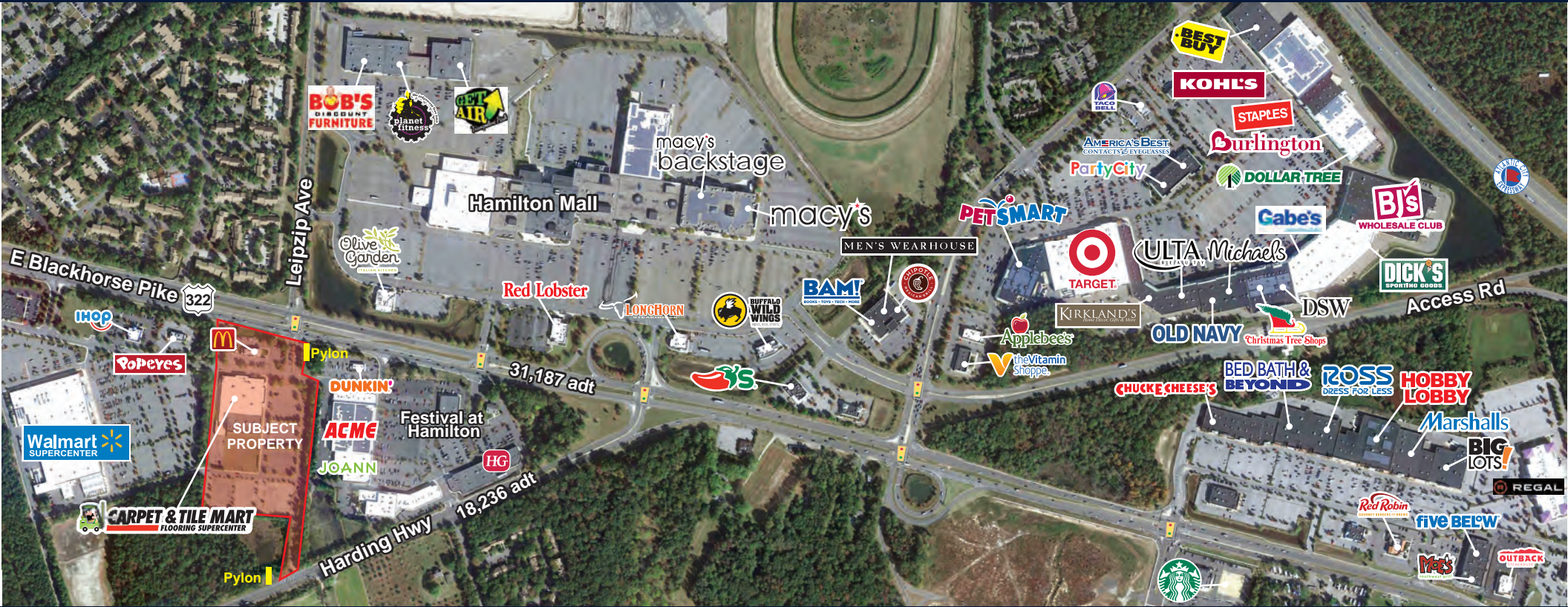
	3 miles	5 miles	7 miles	Trade Area
Population	20,635	45,188	84,172	208,398
Households	7,143	15,984	29,391	74,836
Avg HH Income	\$90,504	\$96,550	\$96,576	\$93,067
Med HH Income	\$70,56	\$76,568	\$76,535	\$70,291
Daytime Employees	13,093	22,519	42,755	87,786



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## TRADE AREA HIGHLIGHTS

Over 2.5 million SF in the area: Walmart Supercenter, Target, BJ's, Home Depot, Lowes, Shop Rite, Acme, Aldi, Lomax Carpet & Tile, Ross, Marshalls, Old Navy, Burlington Coat, HomeGoods, Hobby Lobby, Ollie's, Michael's, Raymour & Flanigan, PetSmart, Ulta, Dicks, Best Buy, Kohl's, Christmas Tree Shops

## AVAILABLE SPACE

Available: 16,610 SF (Former Office Depot)  
 Proposed Option A: Ground Up Development of up to 32,690 SF  
 Proposed Option B: 24,000 SF  
 Available: Pad Site (Drive thru Option)

## LOCATION HIGHLIGHTS

- Anchored by Lomax Carpet & Tile Superstore
- Super regional trade area
- Situated on Route 40 corridor drawing both year round and heavy seasonal residents in the local and regional areas
- Across the street from the super-regional Hamilton Mall
- At a traffic light, close proximity to Atlantic City Expressway
- Over 49,000 vpd with ingress and egress from both Black Horse Pike (Route 322) & Route 40
- Oversized pylon signage along on both Routes 322 & Route 40



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<b>Concept A</b>	32,690 SF
<b>Concept B</b>	24,000 SF
<b>AVAILABLE</b>	16,610 SF
<b>AVAILABLE</b>	+/- 2,000 SF PAD (drive thru option)



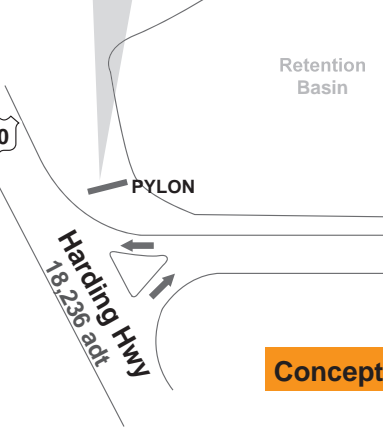
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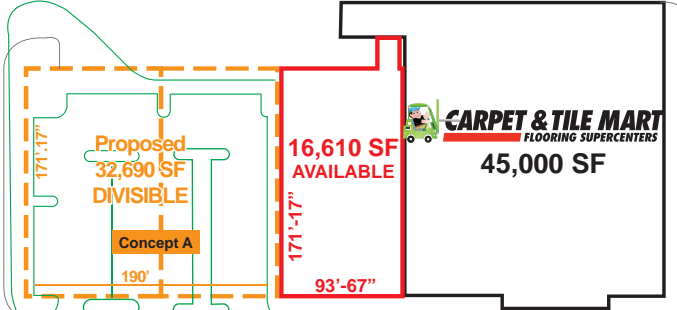


PYLON 2



**Concept A** 32,690 SF (Divisible)

**Concept B** 24,000 SF



**AVAILABLE** 16,610 SF

**AVAILABLE** +/- 2,000 SF PAD (drive thru option)

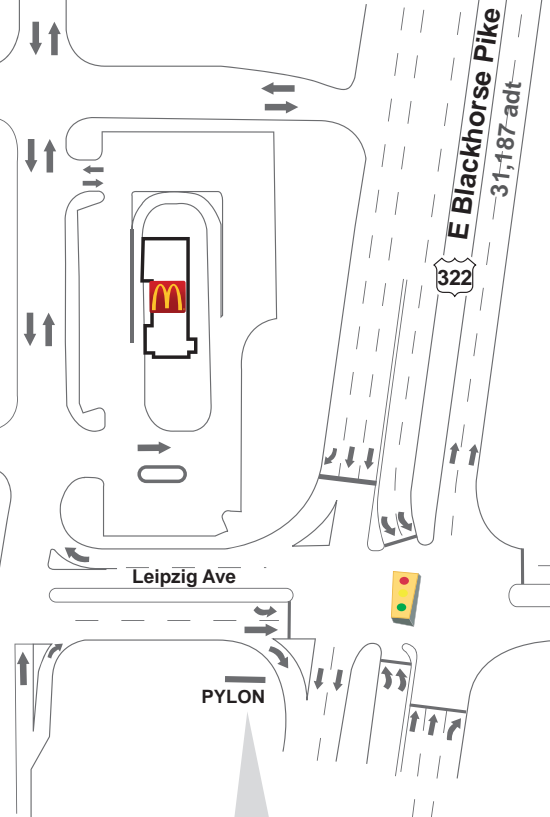
Walmart Supercenter

**CARPET & TILE MART**  
 FLOORING SUPERCENTERS

16,610 SF AVAILABLE

45,000 SF

2,000 SF PAD  
 Drive Thru Option



E Black Horse Pike  
 31,187 adt

Leipzig Ave

PYLON



PYLON 1



Information contained herein about a property has been obtained from the owner of the property or from other reporting or information sources. We have no reason to doubt its accuracy however suggest that you verify by your own due diligence prior to any reliance thereon. We do not guarantee any information provided from other sources that we have not independently verified.



# Executive Summary2

08330  
08330, Mays Landing, New Jersey  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 39.45068  
Longitude: -74.64979

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	12,658	30,576	61,147
2010 Population	19,969	44,129	82,716
2021 Population	20,635	45,188	84,172
2026 Population	21,147	45,388	84,139
2000-2010 Annual Rate	4.66%	3.74%	3.07%
2010-2021 Annual Rate	0.29%	0.21%	0.16%
2021-2026 Annual Rate	0.49%	0.09%	-0.01%
2021 Male Population	49.7%	49.4%	48.7%
2021 Female Population	50.3%	50.6%	51.3%
2021 Median Age	38.2	40.0	39.8

In the identified area, the current year population is 20,635. In 2010, the Census count in the area was 19,969. The rate of change since 2010 was 0.29% annually. The five-year projection for the population in the area is 21,147 representing a change of 0.49% annually from 2021 to 2026. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	53.5%	62.2%	64.7%
2021 Black Alone	20.6%	14.4%	12.9%
2021 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2021 Asian Alone	13.2%	12.0%	11.3%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	7.7%	6.7%	6.5%
2021 Two or More Races	4.5%	4.2%	4.1%
2021 Hispanic Origin (Any Race)	19.8%	17.6%	17.0%

Persons of Hispanic origin represent 19.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.4 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	87	105	108
2000 Households	4,491	11,099	21,762
2010 Households	7,002	15,793	29,080
2021 Total Households	7,143	15,984	29,391
2026 Total Households	7,319	16,025	29,350
2000-2010 Annual Rate	4.54%	3.59%	2.94%
2010-2021 Annual Rate	0.18%	0.11%	0.09%
2021-2026 Annual Rate	0.49%	0.05%	-0.03%
2021 Average Household Size	2.76	2.75	2.78

The household count in this area has changed from 7,002 in 2010 to 7,143 in the current year, a change of 0.18% annually. The five-year projection of households is 7,319, a change of 0.49% annually from the current year total. Average household size is currently 2.76, compared to 2.72 in the year 2010. The number of families in the current year is 4,841 in the specified area.



# Executive Summary2

08330  
 08330, Mays Landing, New Jersey  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 39.45068  
 Longitude: -74.64979

	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	12.3%	12.1%	12.3%
<b>Median Household Income</b>			
2021 Median Household Income	\$70,456	\$76,568	\$76,535
2026 Median Household Income	\$75,518	\$82,058	\$82,384
2021-2026 Annual Rate	1.40%	1.39%	1.48%
<b>Average Household Income</b>			
2021 Average Household Income	\$90,504	\$96,550	\$96,576
2026 Average Household Income	\$99,740	\$107,096	\$107,379
2021-2026 Annual Rate	1.96%	2.09%	2.14%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$32,096	\$33,665	\$33,586
2026 Per Capita Income	\$35,346	\$37,268	\$37,290
2021-2026 Annual Rate	1.95%	2.05%	2.11%
<b>Households by Income</b>			

Current median household income is \$70,456 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$75,518 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$90,504 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$99,740 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,096 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,346 in five years, compared to \$39,378 for all U.S. households

<b>Data for all businesses in area</b>	<b>3 miles</b>	<b>5 miles</b>	<b>7 miles</b>
Total Businesses:	608	1,216	2,704
Total Employees:	13,093	22,519	42,755
Total Residential Population:	20,635	45,188	84,172
Employee/Residential Population Ratio (per 100)	63	50	51

Source: Esri, Esri and Data Axle, U.S. Census