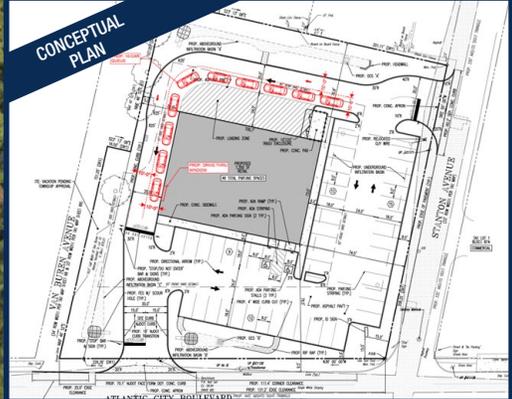


**REDEVELOPMENT OPTIONS
DRIVE-THRU OPTIONS**



121 Atlantic City Boulevard (Route 9)

Bayville/Berkeley Township, New Jersey

Availability

- Future +/- 7,300 SF Retail Building (Divisible) or • Pad Available

Acres

- +/- 1.09 Acres

Traffic Count

- 31,858 VPD

Demographics

Radius	Total Population	Total Daytime Population	Median HH Income
1 Mile	7,167	4,554	\$110,435
3 Mile	66,199	59,168	\$101,430
5 Mile	120,305	110,747	\$98,864

For Sale or Lease - Contact

Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com



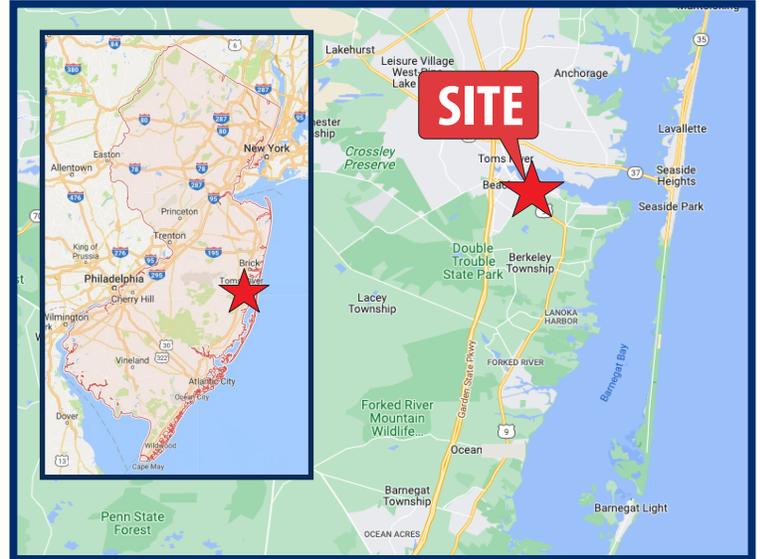
121 Atlantic City Boulevard (Route 9)

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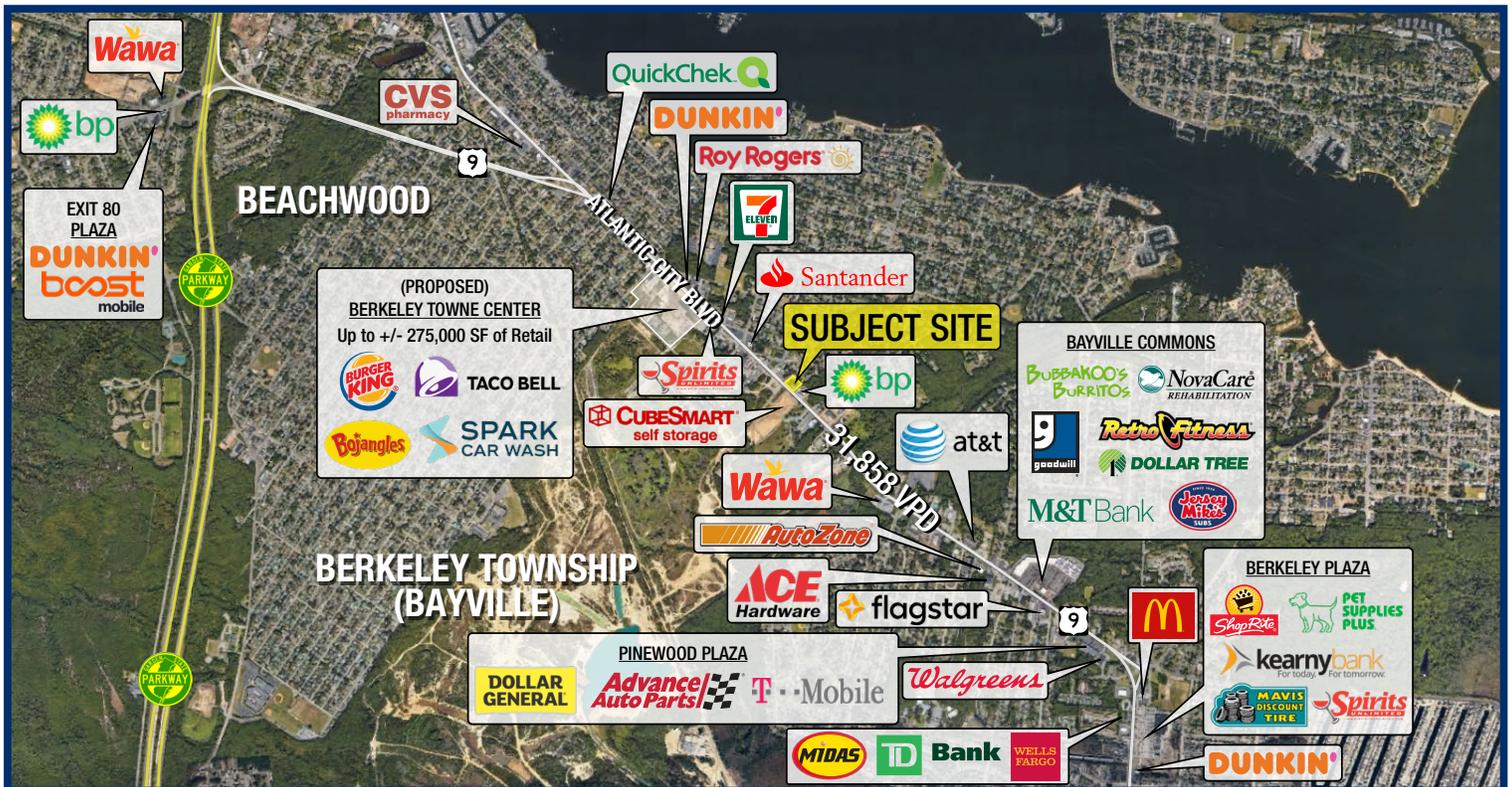
Site Description

- New redevelopment opportunity in the heart of the "Bayville" (Berkeley Township) retail corridor along Route 9
- Located at the Route 9 & Stanton Avenue intersection with multiple means of access and potential plans for road widening improvements
- +/- 1.09 acre redevelopment site for sale, lease, build-to-suit and/or ground lease
- Dense market pulling from vast area of surrounding towns with a residential population of approximately 120,000 people within 5 miles and strong median incomes of approximately \$101,000 within 3 miles

State Map



Macro Market Aerial



For Sale or Lease - Contact

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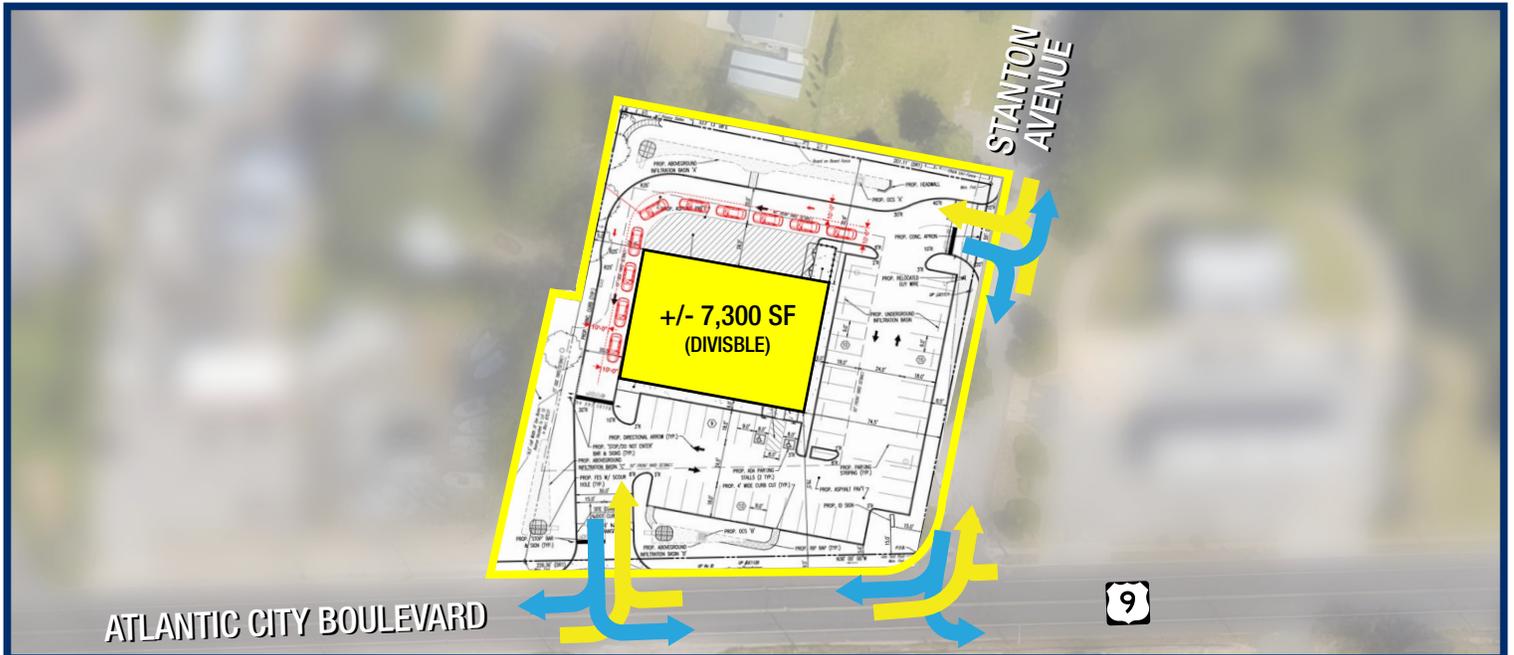
121 Atlantic City Boulevard (Route 9)

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Micro Market Aerial



Conceptual Site Plan



For Sale or Lease - Contact

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