



For Lease

RIPCO
RETAIL LEASING

416-424 Atlantic City Blvd (Rte 9)

Ocean County
(Berkeley Township)
Bayville, NJ

11,180 SF vacant building plus ± 1.13 acre pad site

For lease or for sale

Contact
Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

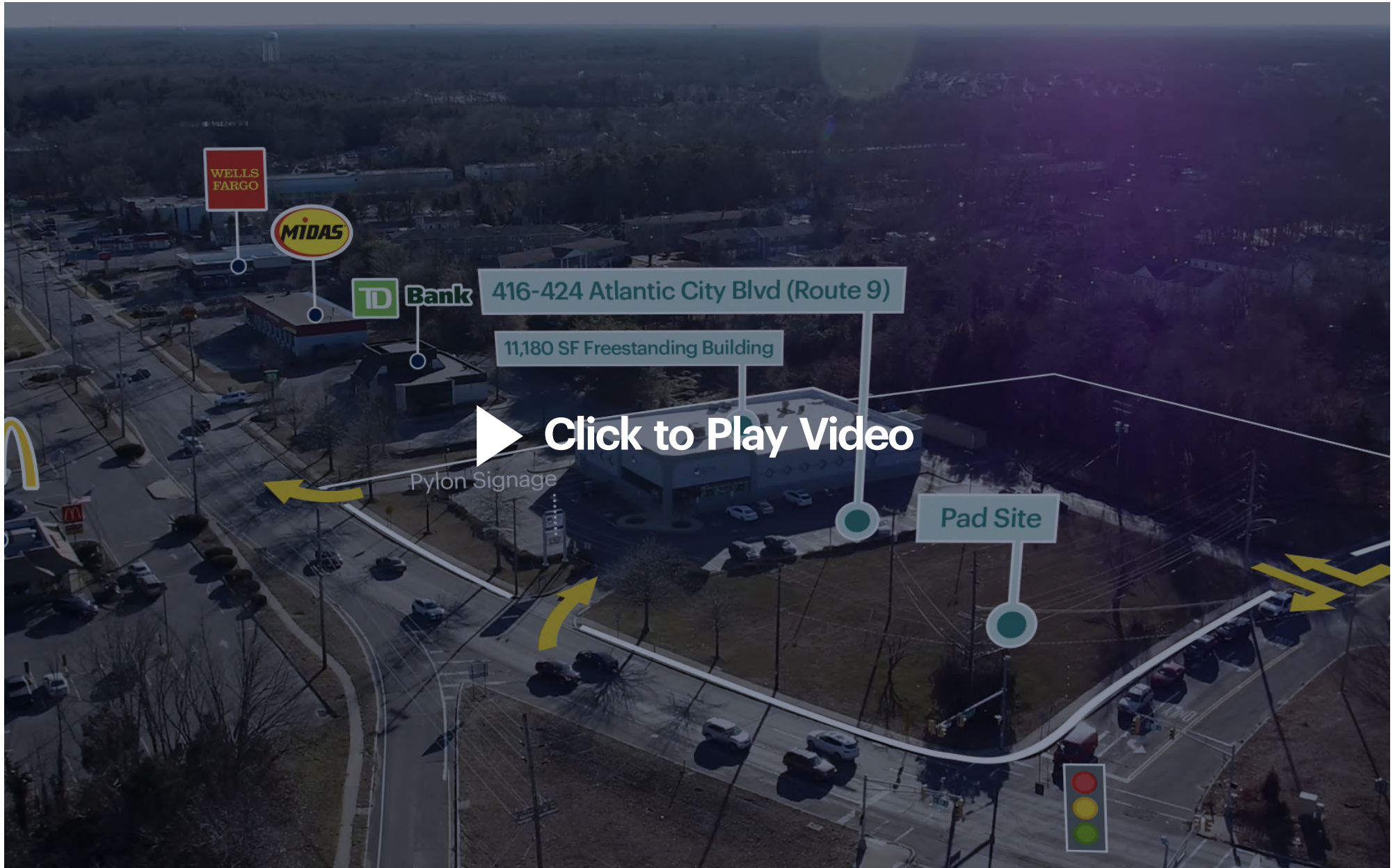
Matthew Leszyk
mleszyk@ripconj.com | 201.636.7553

Property Details

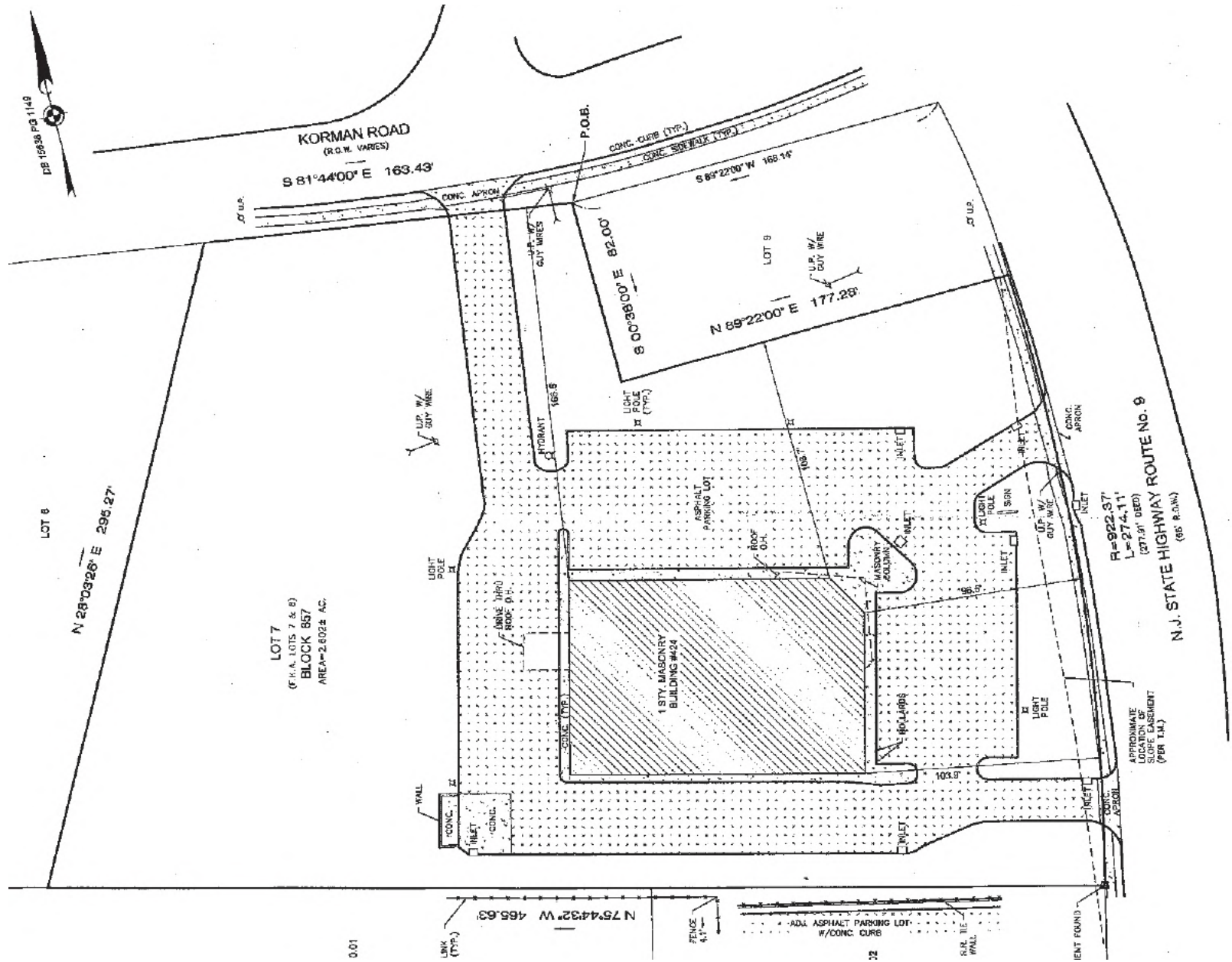


| | | |
|----------------------------|--|-------------------------|
| Location | Signalized SWC of Atlantic City Blvd (Route 9) & Korman Road | |
| Existing Conditions | Vacant former pharmacy building with drive-thru | 11,180 SF on 1.64 acres |
| | Undeveloped Pad Site | 1.13 acres |
| | Total Property Size | 2.77 acres |
| Frontage | ±360' along Atlantic City Blvd (Route 9) & ±320' along Korman Road | |
| Access | Two curb cuts along Atlantic City Blvd (1 right-in, 1 right-out) & one curb cut along Korman Road (right-in & right-out) | |
| Possession | Immediate | |
| Rent | Upon request | |
| Zoning | HB with TC-2 Overlay | |
| | Permitted Uses Retail, banks, business or professional offices, restaurants, retail food, theaters and recreation facilities, libraries and museums, artists' and photographers' studios, business and instructional schools and studios, health clubs and spas, general service and repair shops, dental and medical laboratories, mortuaries or funeral homes, day-care center, veterinary hospital, nonprofit clubs and lodge halls for civic and fraternal organizations, automobile rental agencies, public and private schools and governmental buildings, nursing homes, home building supply/improvement centers, fishing and boating supply stores, convents and cemeteries, retail sales of motor vehicles defined as low-speed vehicles, townhomes, multifamily residential buildings and multifamily units above ground-level retail (mixed-use). | |
| | Conditional Uses Motor vehicle service stations, motor vehicle repair shops, public utilities, hospitals, cellular telecommunication towers and facilities, boat sales and showrooms, offices of contractors and craftsmen, places of assembly, restricted brewery. | |
| Neighbors | McDonald's, TD Bank, Midas, Wells Fargo, ShopRite, Pet Supplies Plus, Walgreens, Advance Auto Parts, T-Mobile, Dollar General, Dunkin', DQ, OrangeJulius, flagstar | |
| Comments | Signalized intersection with Average Household Income in 5 miles of approximately \$150,000 | |

Trade Area Drone Video



Site Survey - Existing Conditions

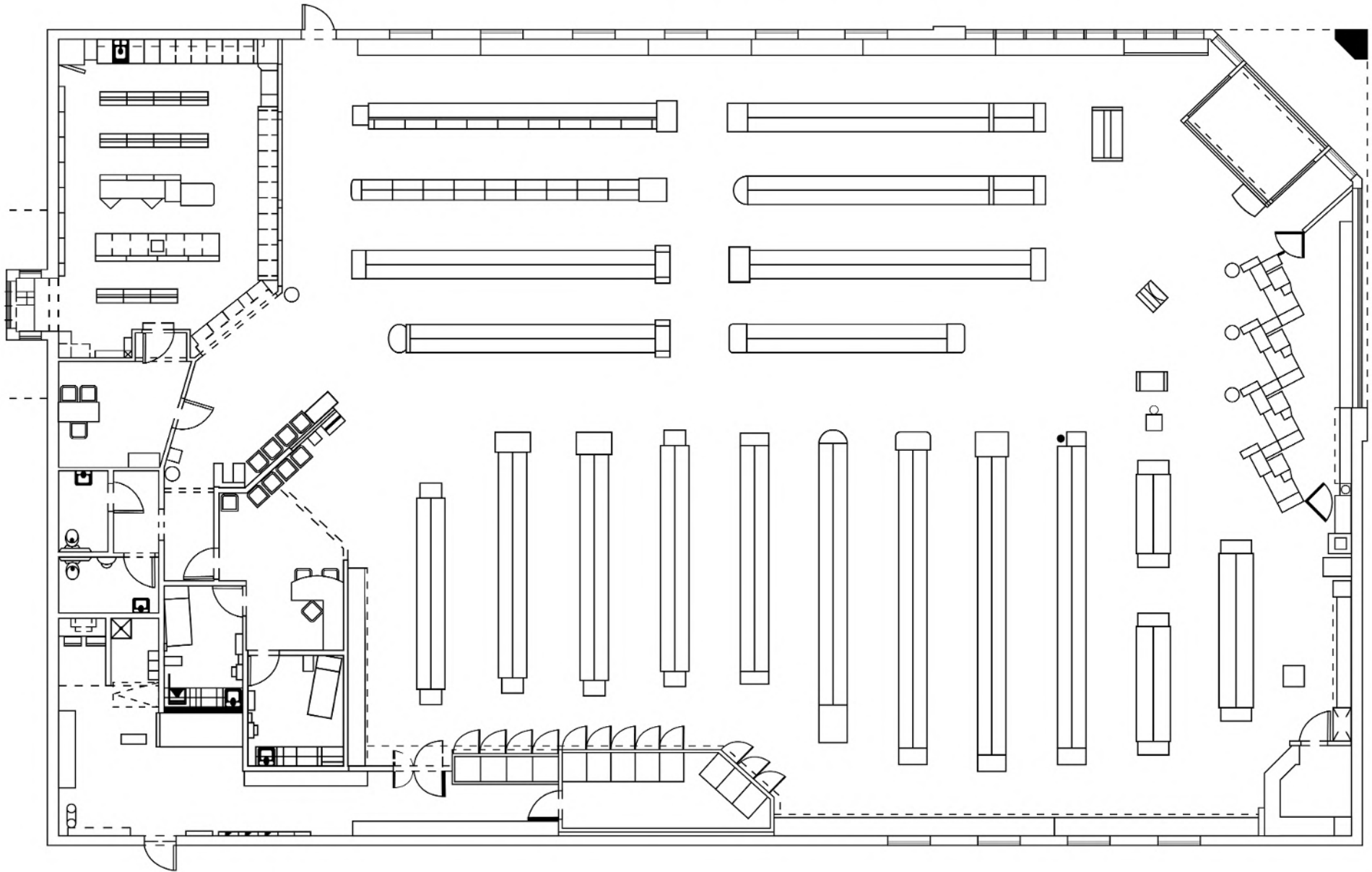


Conceptual Property Division & Pad Development Plan

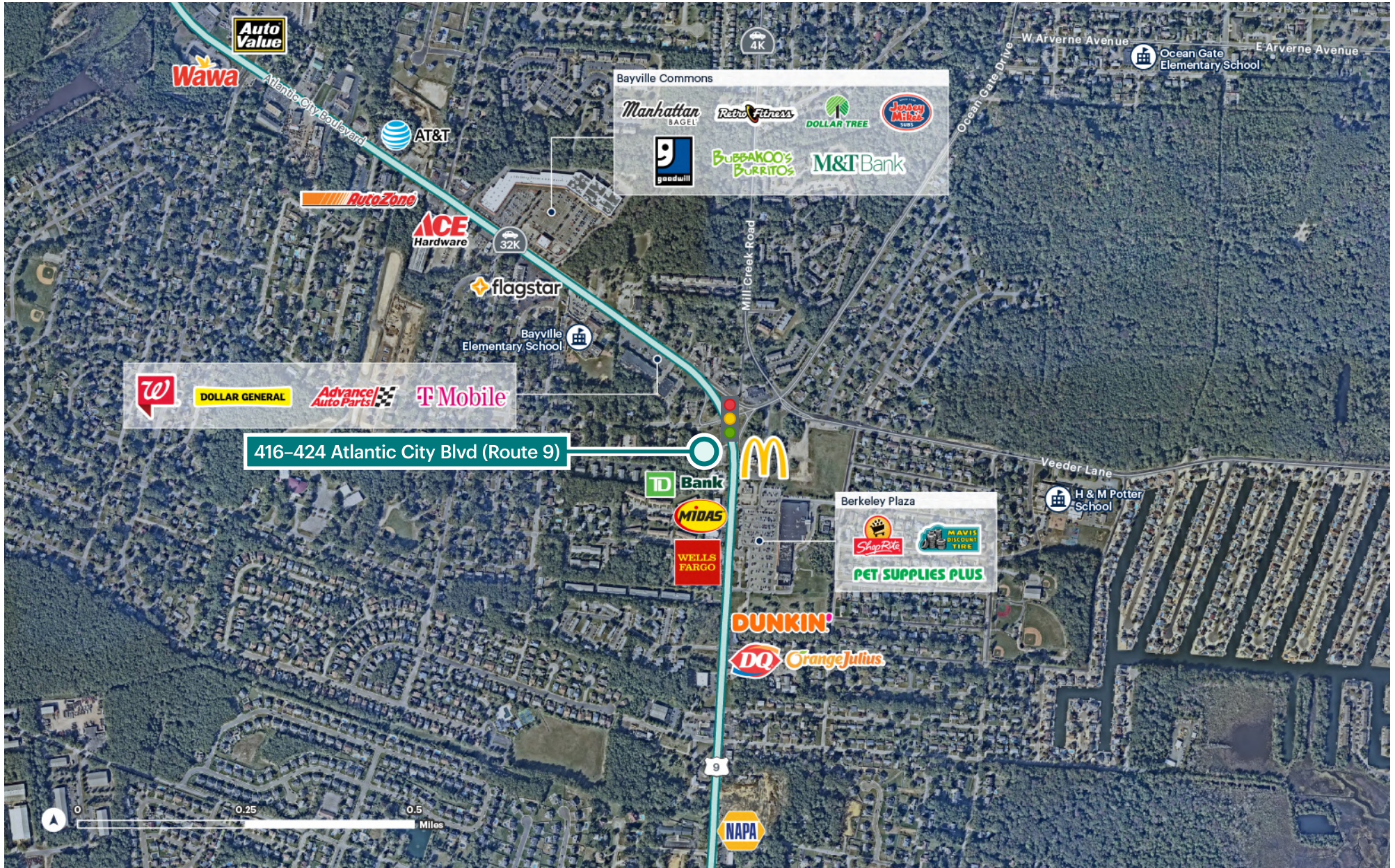


Former Pharmacy Fixture Plan

(Furniture & Fixtures Included)



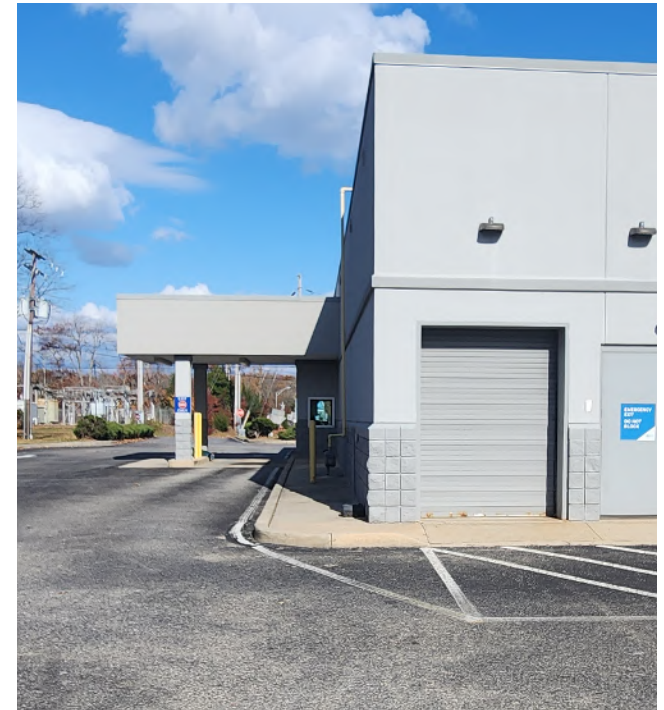
Market Aerial



Mid Level Aerial



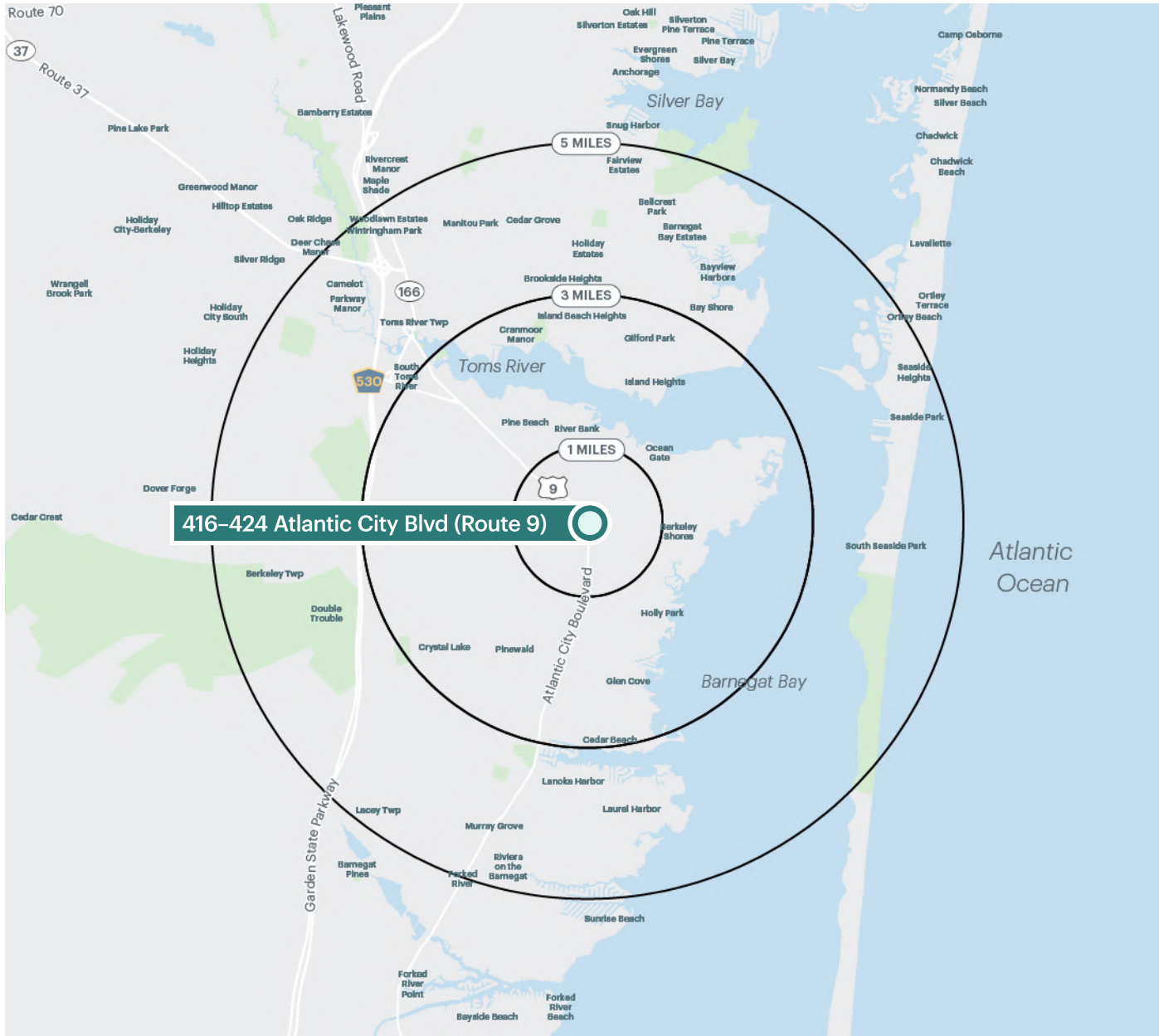
Property Photos



Interior Photos



Area Demographics



| | | |
|---|---------|-----------|
| Population | 1 mile | 9,638 |
| | 3 miles | 50,411 |
| | 5 miles | 111,495 |
| Total Households | 1 mile | 3,826 |
| | 3 miles | 18,833 |
| | 5 miles | 42,381 |
| Average Household Income | 1 mile | \$118,419 |
| | 3 miles | \$129,432 |
| | 5 miles | \$129,905 |
| Median Household Income | 1 mile | \$93,676 |
| | 3 miles | \$102,401 |
| | 5 miles | \$102,215 |
| % Population with Bachelors Degree + | 1 mile | 29% |
| | 3 miles | 34% |
| | 5 miles | 35% |
| Daytime Population | 1 mile | 7,053 |
| | 3 miles | 34,640 |
| | 5 miles | 100,937 |
| Total Daytime Employees | 1 mile | 2,354 |
| | 3 miles | 10,718 |
| | 5 miles | 46,750 |
| Total Businesses | 1 mile | 238 |
| | 3 miles | 1,236 |
| | 5 miles | 3,854 |