



# FREESTANDING RETAIL FOR LEASE

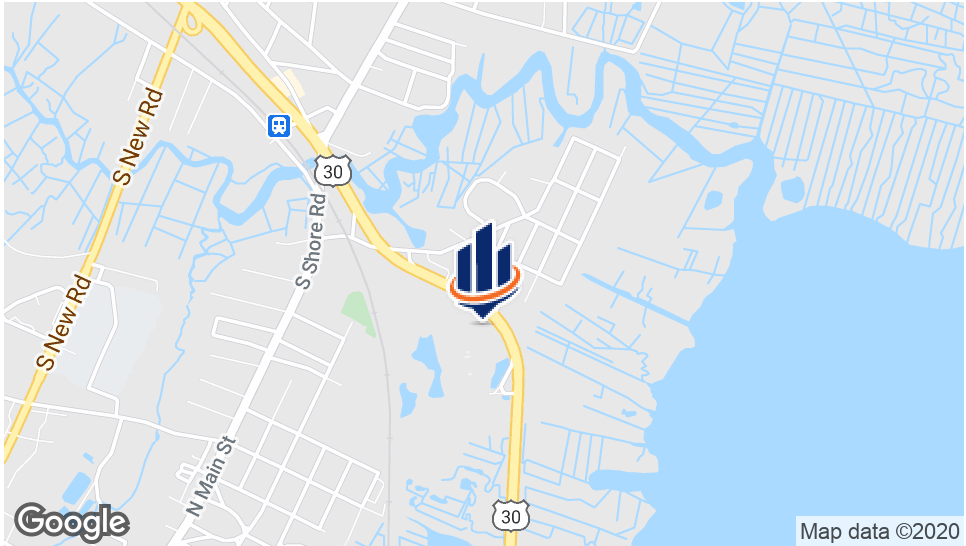
## 413 EAST ABSECON BLVD

ABSECON, NJ 08201

**John B. Aires, SIOR & MSRE**  
Principal  
O: 212.252.8766  
jares@svn.com

**Jonathan D. Stravitz, SIOR & Esq.**  
Principal  
O: 212.252.8799  
jstravitz@svn.com

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$17 per SF NNN
Building Size:	20,388 SF
Year Built:	1993
Frontage:	345'
Parking Spots:	70
Lot Size:	2.06 Acres
Lot SF:	89,734
Zoning:	HD-1
Loading:	1 Loading Dock
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

- Tremendous Highway Visibility
- Thoroughfare between the Garden State Parkway and Atlantic City
- Freestanding Retail Store formerly occupied by Staples
- Neighbor to a Home Depot
- Ample parking field is part of Reciprocal Easement Agreement with Home Depot
- 26,544 MPSI Average Estimated Daily Traffic Count
- Ideal location for grocery, fitness, clothing, medical and many other retail uses

## LOCATION OVERVIEW

The property is located approximately six miles northwest of downtown Atlantic City. The building has excellent visibility from its location along the heavily traveled Route 30 [Absecon Blvd.], the area's second busiest thoroughfare. Atlantic City International Airport is six miles away and Philadelphia is located 60 miles to the northwest.

# Additional Photos

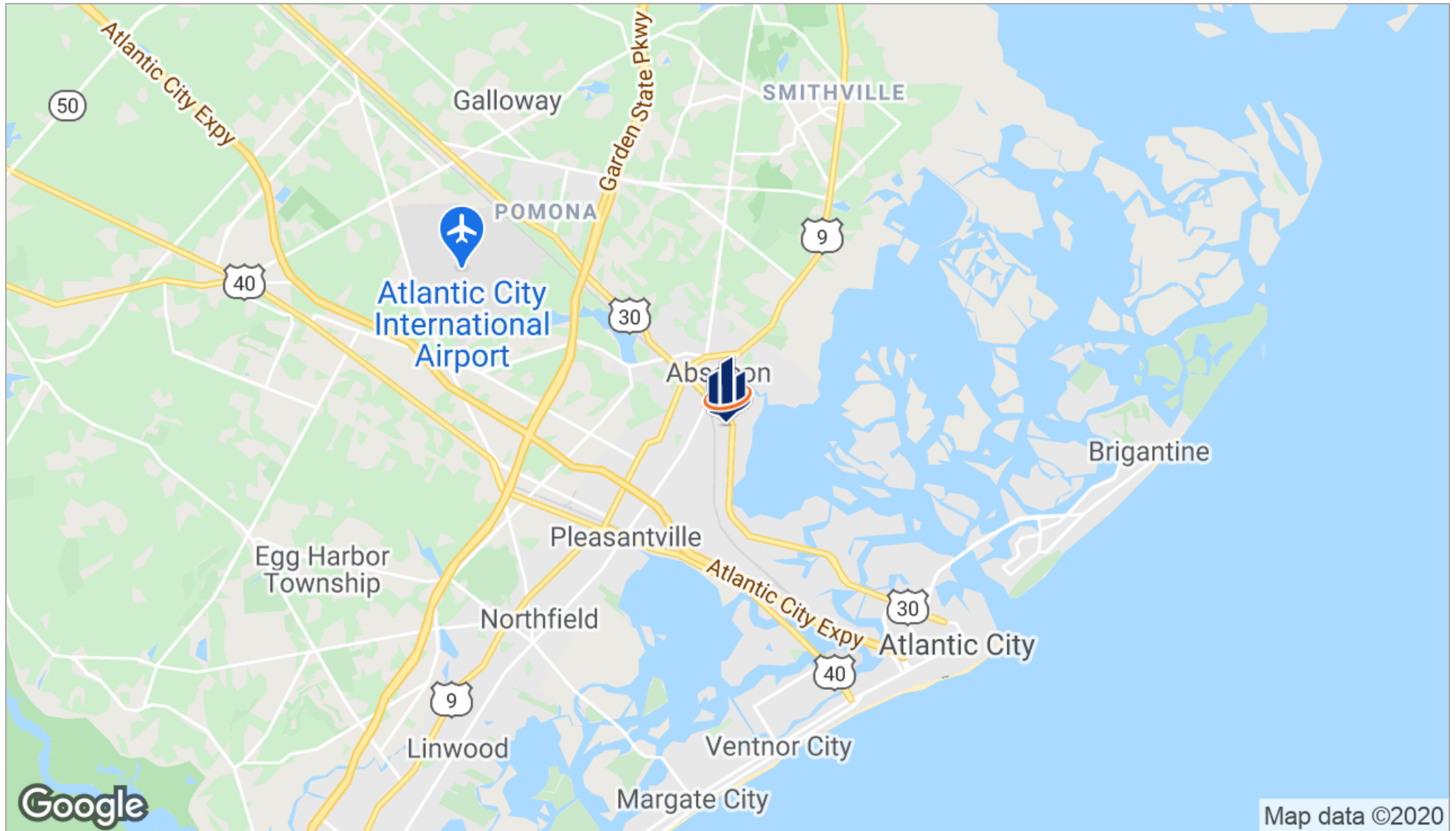


413 EAST ABSECON BLVD ABSECON, NJ 08201

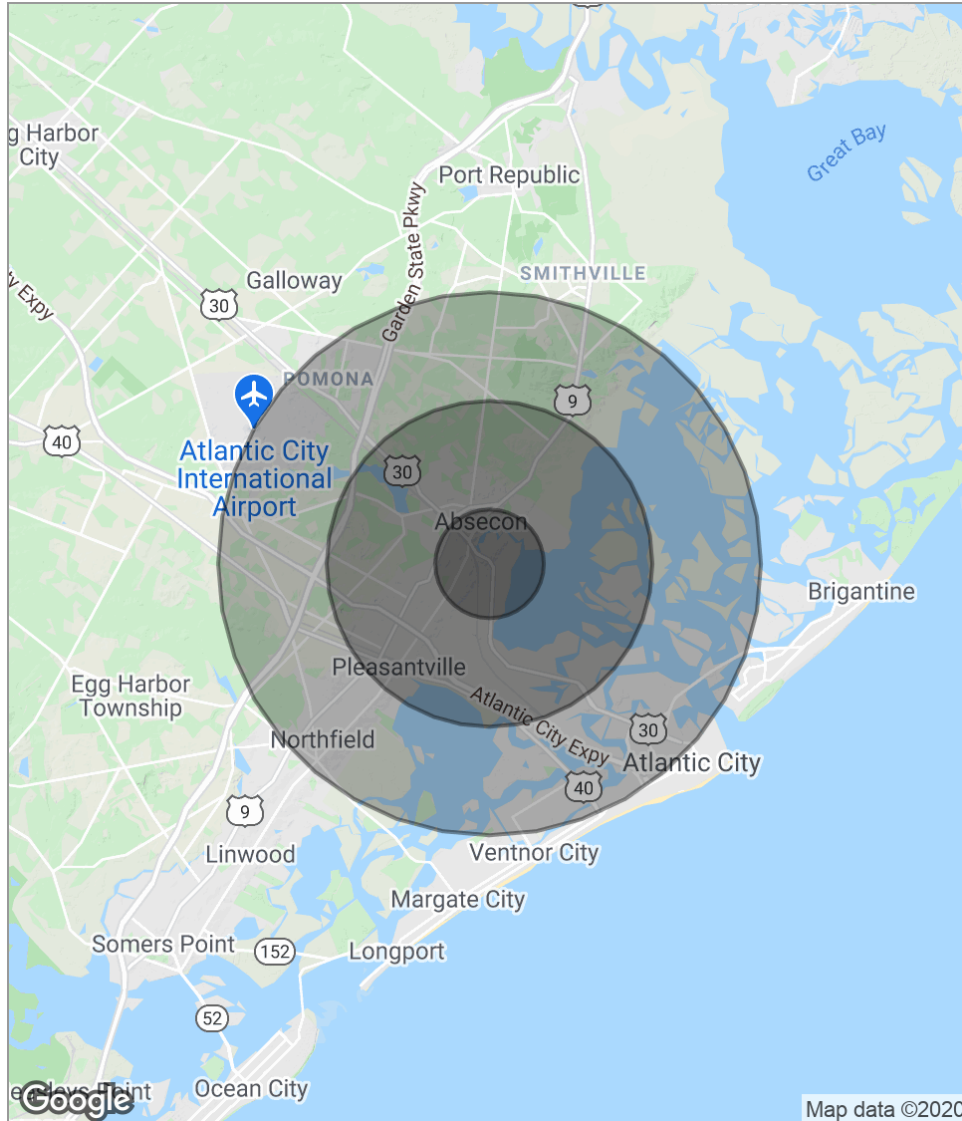
SVN | BIOC | Page 3

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,744	30,078	76,429
Median age	43.9	38.8	38.5
Median age [Male]	43.3	39.0	37.3
Median age [Female]	45.2	39.3	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,436	11,036	27,582
# of persons per HH	2.6	2.7	2.8
Average HH income	\$75,994	\$65,917	\$66,255
Average house value	\$280,240	\$242,759	\$245,303

\* Demographic data derived from 2010 US Census

# Rental Comps

## 6814 Tilton Rd - Tilton Times Plaza

Egg Harbor Township, NJ 08234 - Atlantic City/Hammonton Submarket



### TENANT

Tenant Name:	Verizon Wireless
Industry:	Communications
NAICS:	Satellite Telecommunications - 517410

### LEASE

SF Leased:	3,300 SF
Sign Date:	Feb 2020
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

### RENTS

Asking Rent:	\$18.00/NNN
--------------	-------------

### PROPERTY EXPENSES

Taxes:	\$8.13/SF (2008)
--------	------------------

### LEASE TERM

Start Date:	Mar 2020
-------------	----------

### TIME ON MARKET

Date On Market:	May 2017
Date Off Market:	Feb 2020
Months on Market:	34 Months

### TIME VACANT

Date Vacated:	May 2017
Date Occupied:	Mar 2020
Months Vacant:	34 Months

### LEASING REP

Equity Retail Brokers, Inc.  
531 W Germantown Pike, Suite 103  
Plymouth Meeting, PA 19462-1325  
Rose Urban (609) 231-4055

### PROPERTY

Property Type:	Retail	Rentable Area:	12,000 SF
Status:	-	Stories:	1
Tenancy:	Multi	Floor Size:	12,000 SF
Class:	B	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	6.38

### MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	0.0%	▼ 27.5%
Submarket 1-3 Star	6.0%	▲ 2.1%
Market Overall	7.9%	▲ 3.5%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	\$18.00	↔ 0.0%
Submarket 1-3 Star	\$14.97	▲ 0.9%
Market Overall	\$15.15	▲ 1.1%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	116,794	▼ 58.3%
Months On Market	14.5	▲ 0.1

## 490 Hurffville Crosskeys Rd - Rite Aid

Sewell, NJ 08080 - Gloucester County Submarket



### TENANT

Tenant Name:	Rite Aid
Industry:	Retailers/Wholesalers
NAICS:	Pharmacies and Drug Stores - 446110

### LEASE

SF Leased:	10,752 SF
Sign Date:	Mar 2019
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

### RENTS

Starting Rent:	\$16.48/NNN
----------------	-------------

### PROPERTY EXPENSES

Taxes:	\$6.03/SF (2019)
--------	------------------

### LEASE TERM

Start Date:	Mar 2019
Expiration Date:	Feb 2029
Lease Term:	10 Years

### OPTIONS

(2) 5 Year Renewal Options; Two 5-Year options; Option 1-\$186,003; Option 2-\$194,860

### MARKET AT LEASE

Vacancy Rates	2019 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	7.0%	▲ 2.2%
Market Overall	4.5%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q1	YOY
Current Building	-	-
Submarket 1-3 Star	\$16.35	▲ 1.3%
Market Overall	\$19.74	▲ 2.0%

Submarket Leasing Activity	2019 Q1	YOY
12 Mo. Leased SF	316,294	▼ 18.9%
Months On Market	13.2	▲ 1.4

### PROPERTY

Property Type:	Retail	Rentable Area:	10,752 SF
Status:	Built 1997	Stories:	1
Tenancy:	Single	Floor Size:	10,752 SF
Class:	C	Vacancy at Lease:	0.0%
Parking:	55 Surface Spaces a...	Land Acres:	1.00