

# SALE

## 535 W OCEAN HEIGHTS AVE

535 West Ocean Heights Avenue Somers Point, NJ 08244



### PROPERTY DESCRIPTION

PRIME commercial space in Somers Point conveniently located directly across from the busy Shop Right Shopping center and other major tenants including Grocery stores, Applebee's, Wendy's, Chic-Fil-A, banks, wawa, car wash, auto stores and many more. This property is in the GB (General Business) zone that allows for retail, Restaurant/fast food, professional and more. Currently there is a retail business that is no longer operating. Property has 2 frontages with approx. 465' on Bethel Rd and approx. 247' on Ocean Heights Ave. Bring your business and enjoy the reward!

### OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.7 Acres
Building Size:	1,000 SF

DEMOGRAPHICS	0.5 MILES	2 MILES	5 MILES
Total Households	877	8,011	30,397
Total Population	1,986	18,597	76,354
Average HH Income	\$90,355	\$116,919	\$121,220

**Matthew Bonomini**  
(609) 822-3700

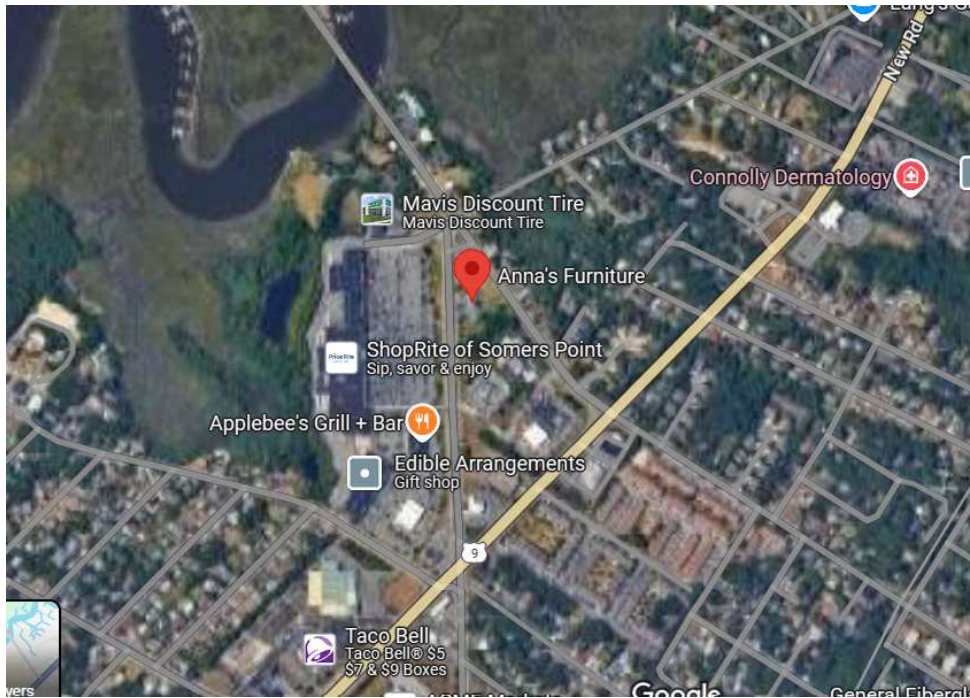


**COLDWELL BANKER  
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ARGUS REAL ESTATE

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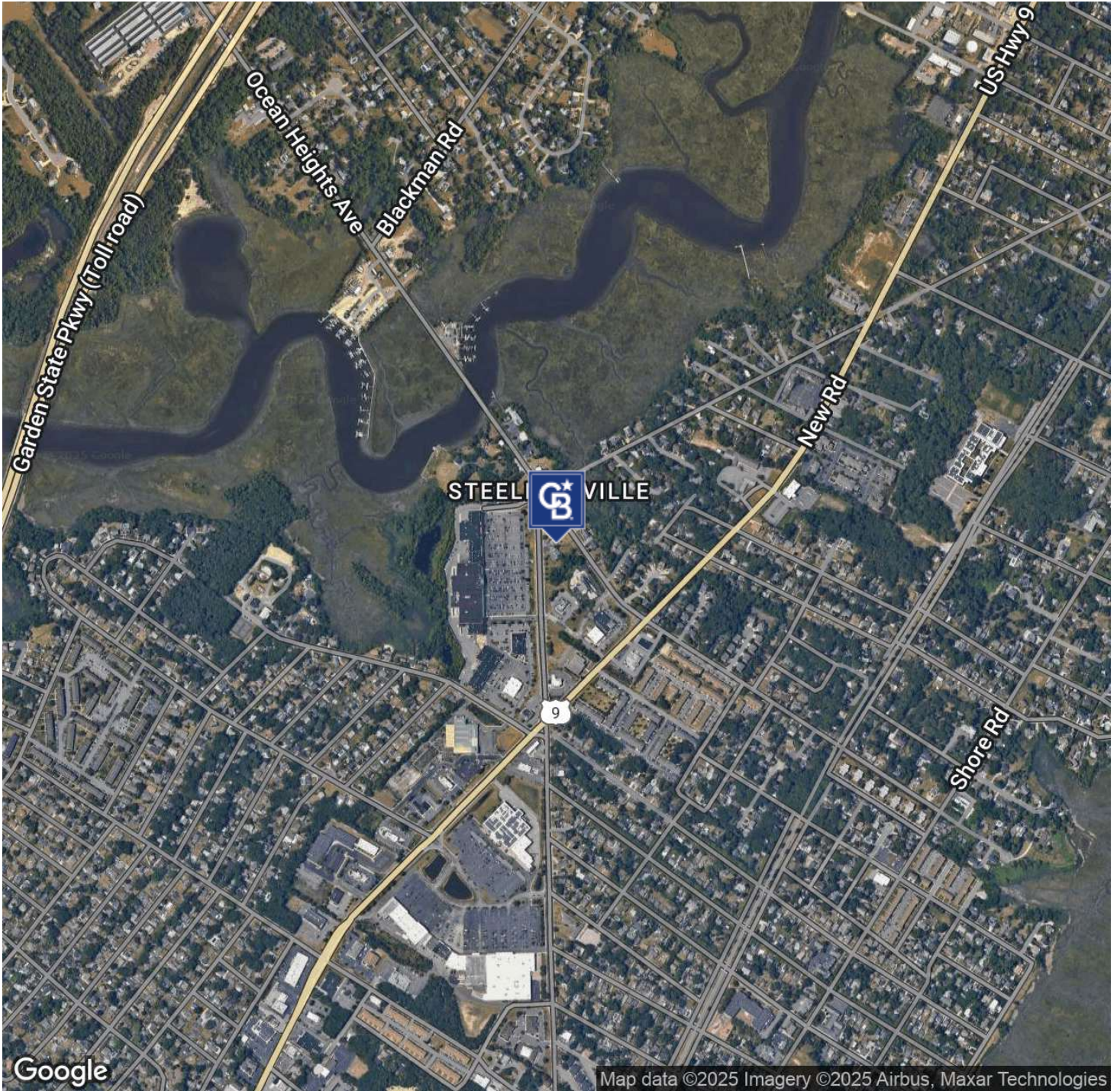
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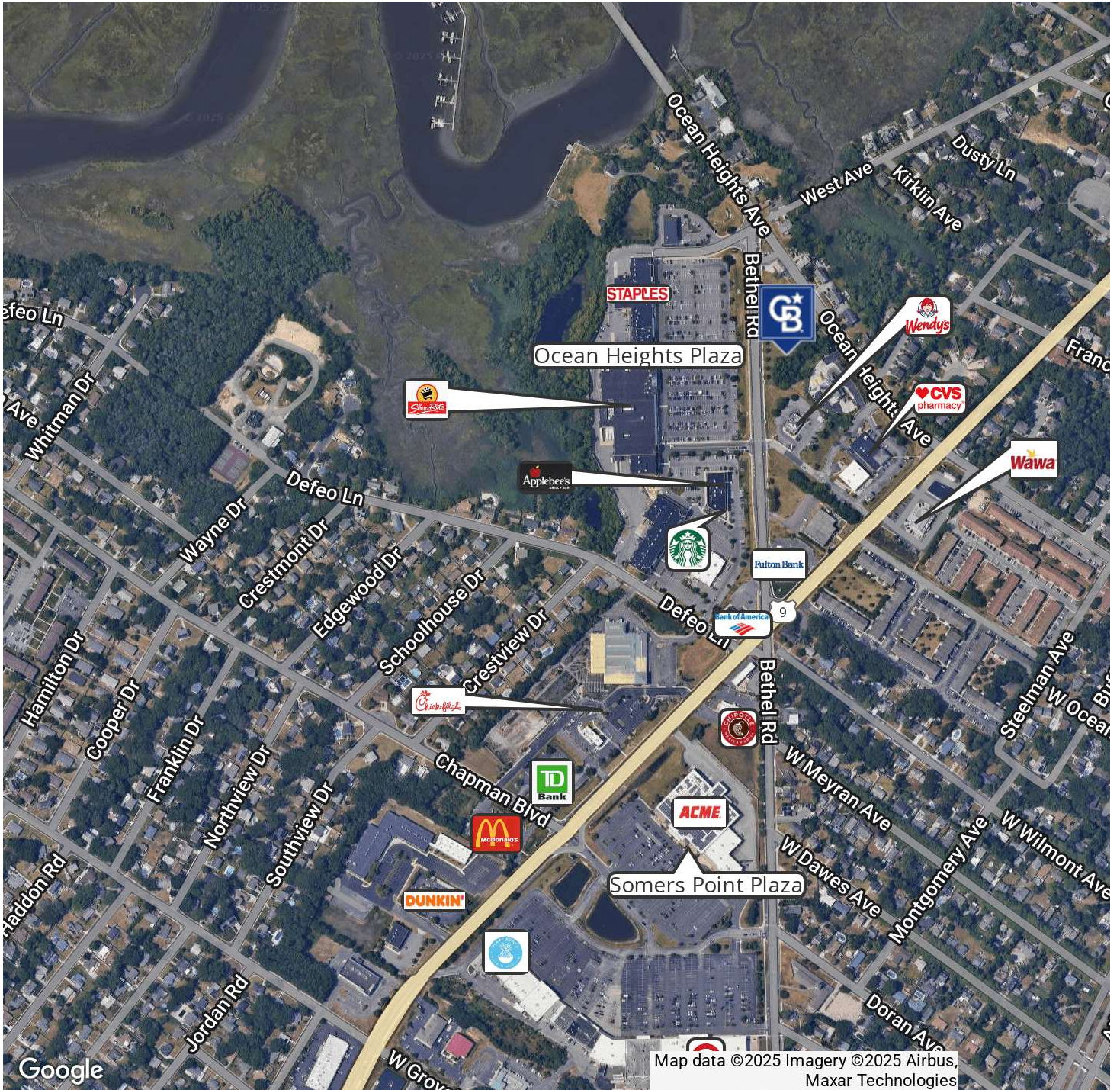
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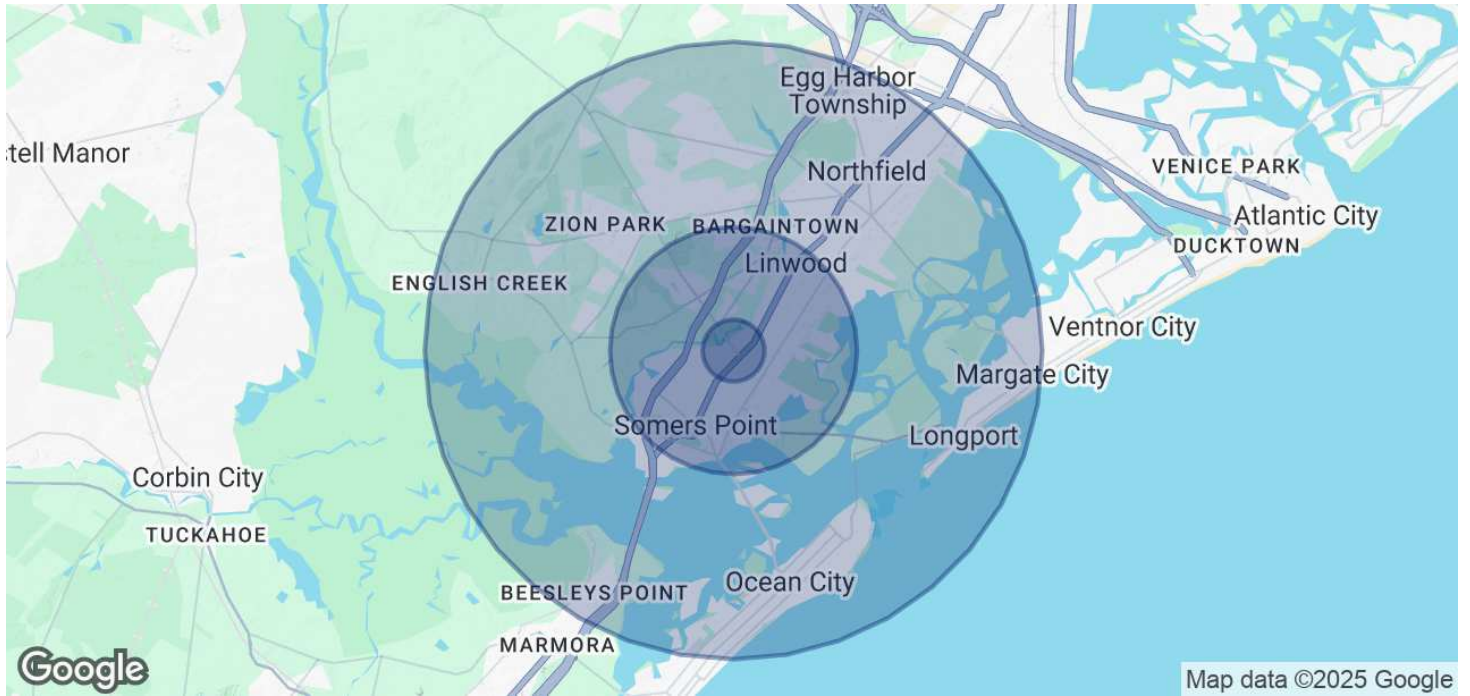
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### POPULATION

	0.5 MILES	2 MILES	5 MILES
Total Population	1,986	18,597	76,354
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	47	46	45

### HOUSEHOLDS & INCOME

	0.5 MILES	2 MILES	5 MILES
Total Households	877	8,011	30,397
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$90,355	\$116,919	\$121,220
Average House Value	\$337,200	\$380,353	\$440,516

Demographics data derived from AlphaMap

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