

2 W 9TH ST OCEAN CITY, NJ

±10,474 SF AVAILABLE FOR LEASE
(FIRST FLOOR SF: ±8,307 SF, SECOND FLOOR: ±2,167 SF)



SCAN FOR VIRTUAL TOUR:



FIRST FLOOR



SECOND FLOOR

LEASED BY:



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LOCATION HIGHLIGHTS

2 W 9TH STREET | OCEAN CITY, NJ 08226

PRIME OCEAN CITY POSITION

Situated on the premier corner of 9th Street and Bay Avenue, this property is the gateway to island with great visibility, access and exclusive parking field.

STRONG PEDESTRIAN & VEHICULAR TRAFFIC & VISIBILITY:

The location captures heavy seasonal foot traffic driven by summer tourism, downtown events, and walkability between the beach, boardwalk, and Asbury Avenue.

CORE TOURISM TRADE AREA

Located within one of Ocean City's most desirable visitor zones, where the population increases dramatically during peak summer months, supporting strong retail sales volumes. During the off season, Ocean City has seen activity continue to grow year over year.

SURROUNDED BY DENSE RESIDENTIAL & SHORT-TERM RENTALS

Immediate access to nearby condominiums, single-family homes, and weekly rental properties provides a consistent customer base of both year-round residents and repeat seasonal visitors.

WALKABLE TO BEACH & BOARDWALK

The property is within a short walk of Ocean City's beach and boardwalk, allowing retailers to capture both destination shoppers and vacationers transitioning between key attractions.

CONVENIENT ACCESS & PARKING

Frontage along 9th Street, a major east-west connector, offers easy access from the beach and downtown, supplemented by exclusive parking lot.

FAVORABLE RETAIL ENVIRONMENT

Ocean City's family-oriented, alcohol-free market and limited national chain presence create strong demand for boutique, specialty, and experiential retail concepts.

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2 WEST 9TH STREET



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ADDITIONAL PHOTOS

OCEAN CITY
N.J.

HIGHLIGHTS

8 MILES
OF BEACHES

±500
HOTEL ROOMS

PROPOSED
“ICONA IN WONDERLAND”
EXPECTED TO ATTRACT
1,000 NEW TOURISTS EVERY THREE DAYS.
THE PROJECT IS A \$135M LUXURY
252-ROOM HOTEL

2.5 MILE
BOARDWALK

15,386 VPD
STANTON MEMORIAL
CAUSEWAY



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FLAGSHIP PROPERTY LOCATED AT THE HARD CORNER OF 9TH STREET AND BAY AVENUE



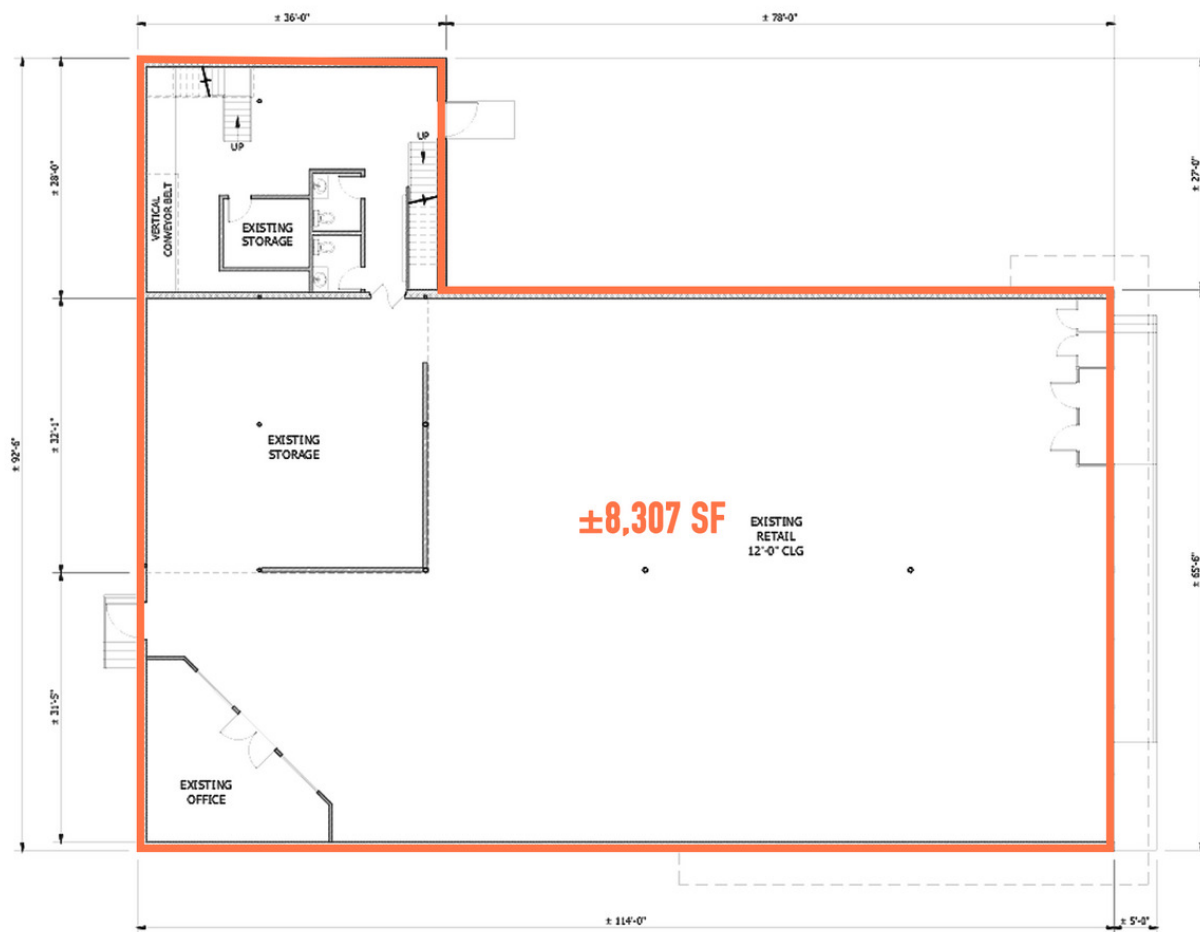
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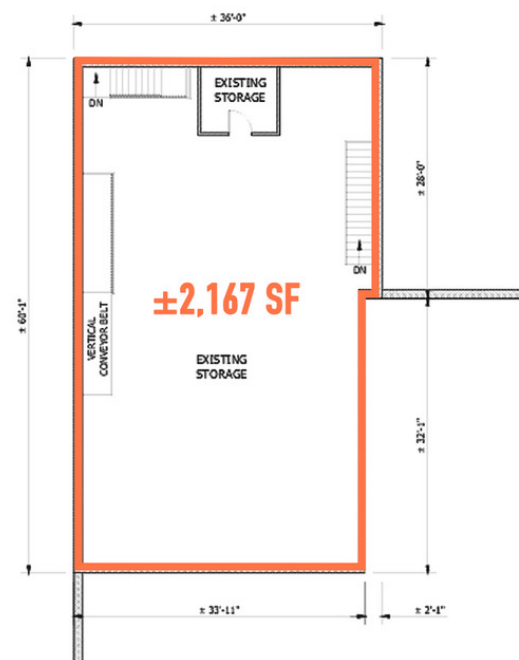


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SITE PLAN



FIRST FLOOR



SECOND FLOOR

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SIGNAGE & LOADING



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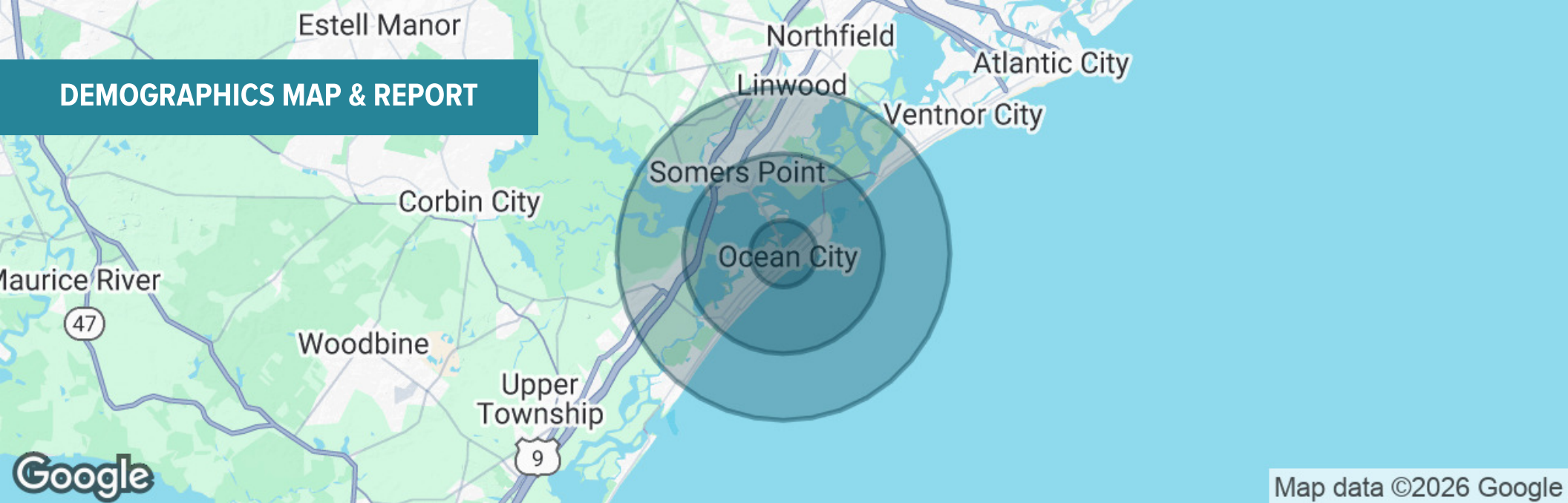
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,250	14,337	39,694
Average Age	50	51	48
Average Age (Male)	49	49	47
Average Age (Female)	51	52	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,520	6,859	17,874
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$116,336	\$127,363	\$132,451
Average House Value	\$832,946	\$777,350	\$603,635

Demographics data derived from AlphaMap

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