



416-424 ATLANTIC CITY BLVD (ROUTE 9)

Bayville (Berkeley Township), NJ, 08721 | **Ocean County**

11,180 SF VACANT BUILDING
PLUS ±1.13 ACRE PAD SITE

AVAILABLE FOR SALE OR LEASE
CALL FOR PRICE

RIPCO
INVESTMENT SALES

PROPERTY HIGHLIGHTS

#1

Prime Route 9 Frontage

Excellent visibility along one of Ocean County's busiest retail corridors with high daily traffic counts.

#2

Existing Corner / Signalized Access

Optimal site layout for customer convenience and enhanced visibility.

#3

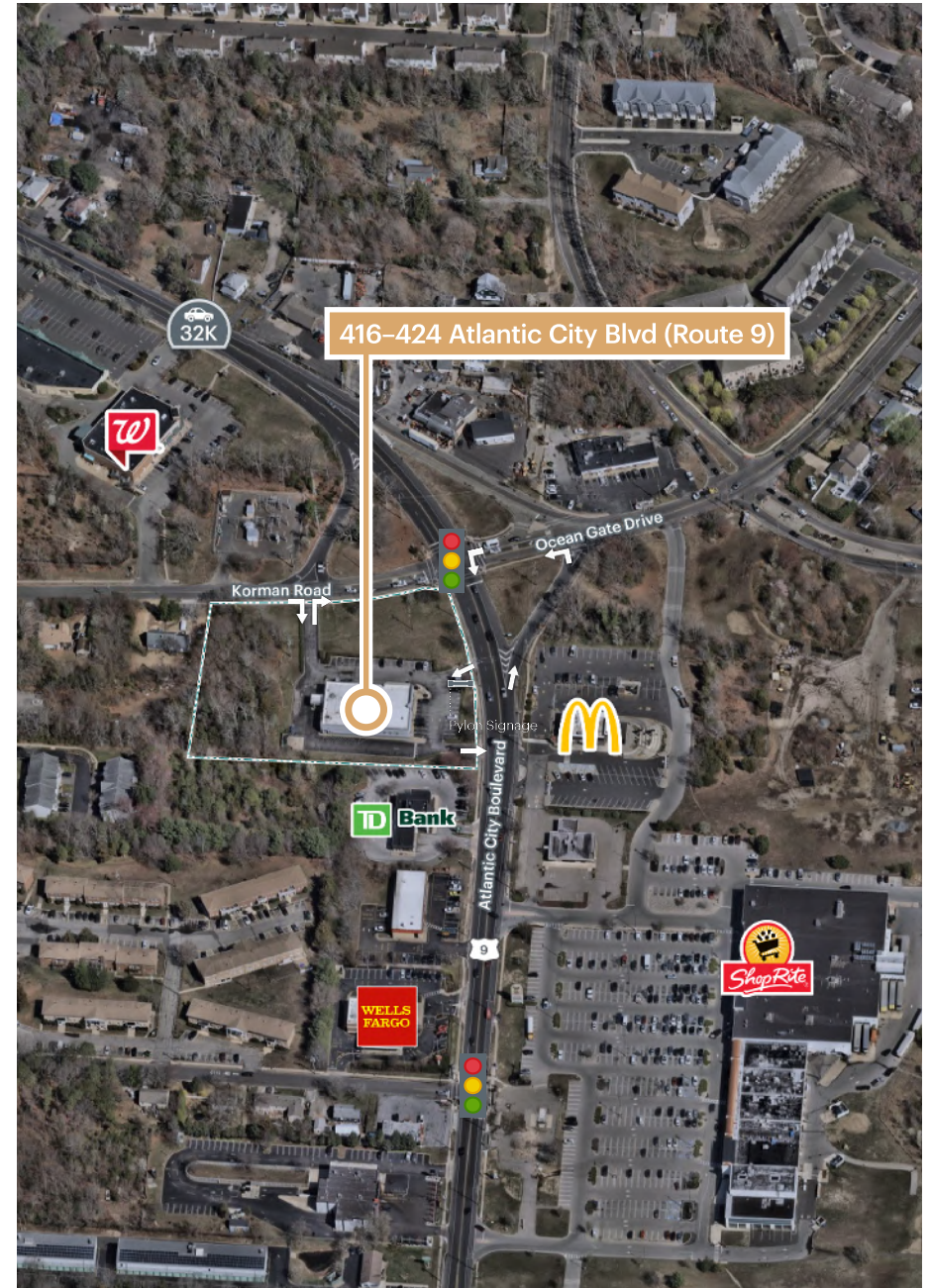
Versatile Site Layout

Existing former pharmacy building with drive-thru lane plus separate developable 1.1 acre pad.

#4

High Accessibility

Easy ingress/egress with direct access along Route 9 and Korman Road with proximity to nearby residential neighborhoods.



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FOR SALE OR LEASE**

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale or lease of **416-424 Atlantic City Blvd (Route 9)** — Bayville, NJ (the 'Property').

This freestanding retail property, including Lot 9 adjacent to the former Rite Aid, is strategically located along Route 9 in Bayville, NJ, offering excellent visibility and strong daily traffic exposure. The Rite Aid space is now vacant, presenting a rare opportunity for a new tenant or owner-occupant to establish a presence in a highly trafficked commercial corridor. The property includes ample on-site parking, convenient customer access, and a versatile layout suitable for retail, office, professional, educational, service, and healthcare uses. With the TC-2 zoning overlay, mixed-use/multi-family residential development is also possible. Positioned in a stable and growing trade area with limited nearby retail vacancies, 416-424 Atlantic City Blvd (Route 9) represents a prime leasing or investment opportunity in Ocean County.

ZONING INFORMATION

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.

PROPERTY SUMMARY

THE OFFERING

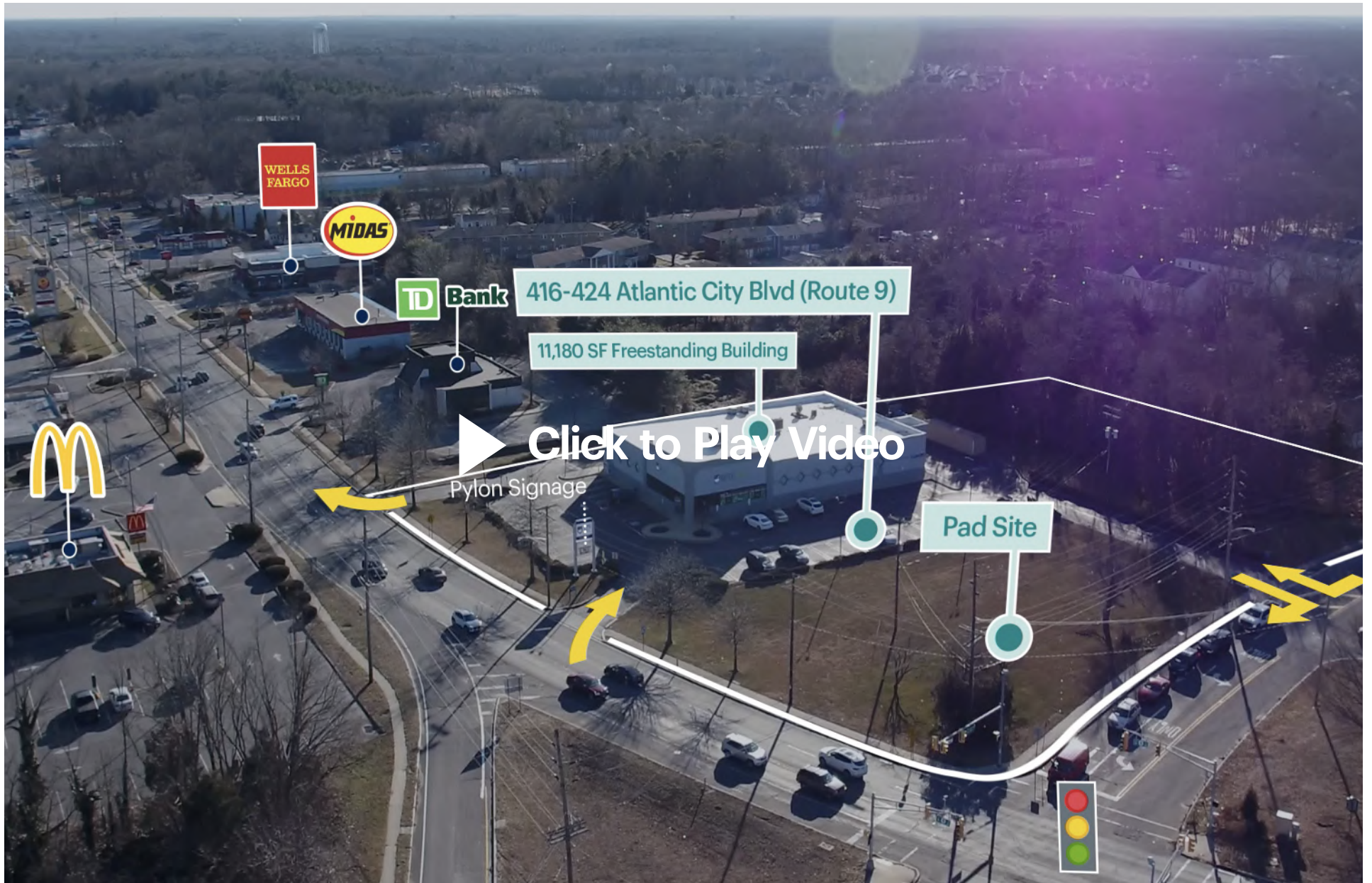
Property Address	416-424 Atlantic City Blvd (Route 9) Bayville NJ (Berkeley Township), NJ 08721
County	Ocean
Block / Lots	857 / 7 & 9
Vacant former pharmacy building with drive-thru	11,180 SF on 1.64 acres
Undeveloped Pad Site	1.13 acres
Total Property Size	2.74 acres
Frontage	±360' along Atlantic City Blvd (Route 9) & ±320' along Korman Road
Real Estate Taxes (2024)	\$61,818
Possession	Immediate
Rent & Sale Price	Upon Request

EXISTING BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	11,180 SF (approx.)
Year Built	1998
Parking Spaces	48
Drive-thru	1

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TRADE AREA DRONE VIDEO

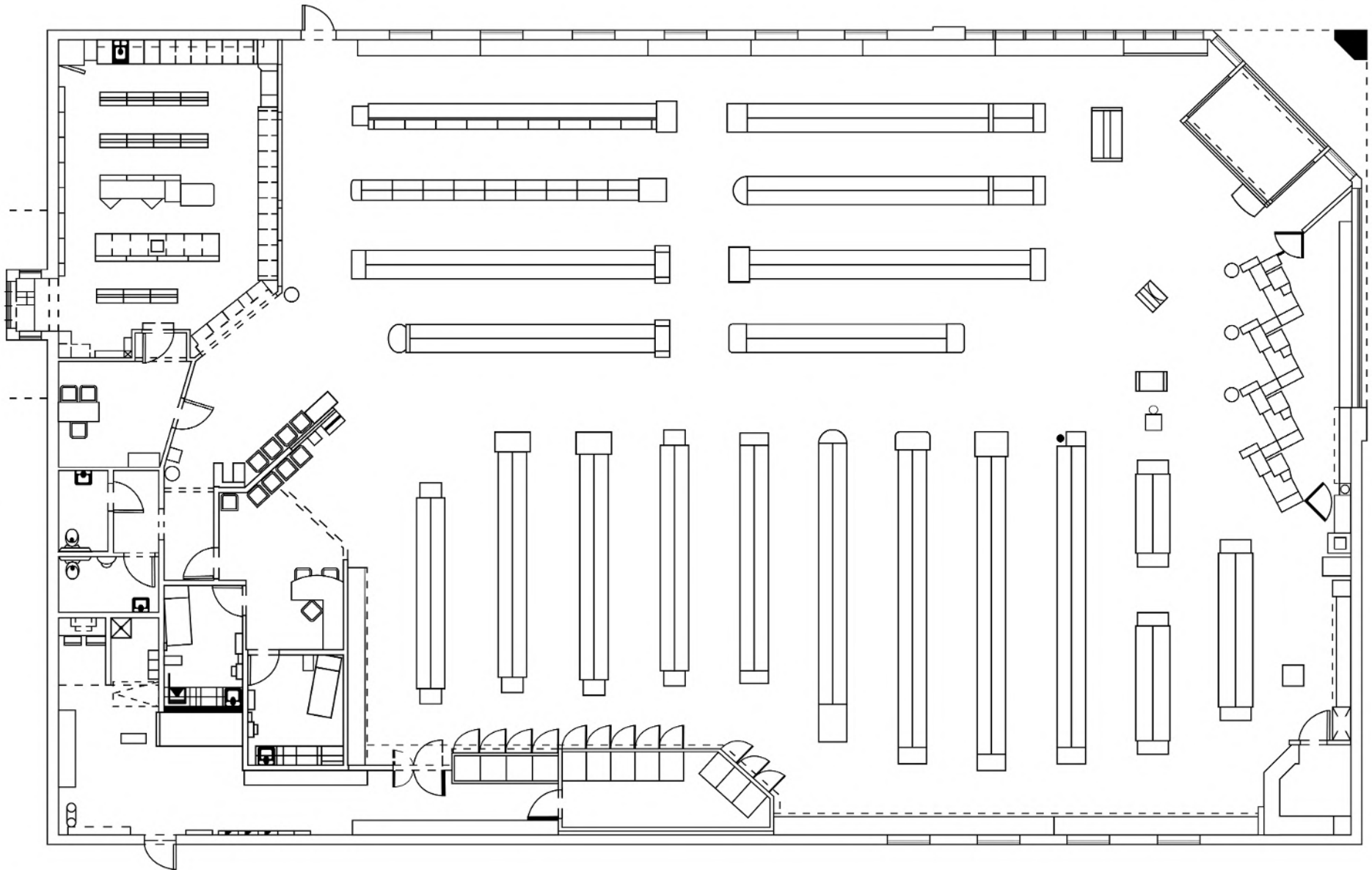


CONCEPTUAL PROPERTY DIVISION & PAD DEVELOPMENT PLAN



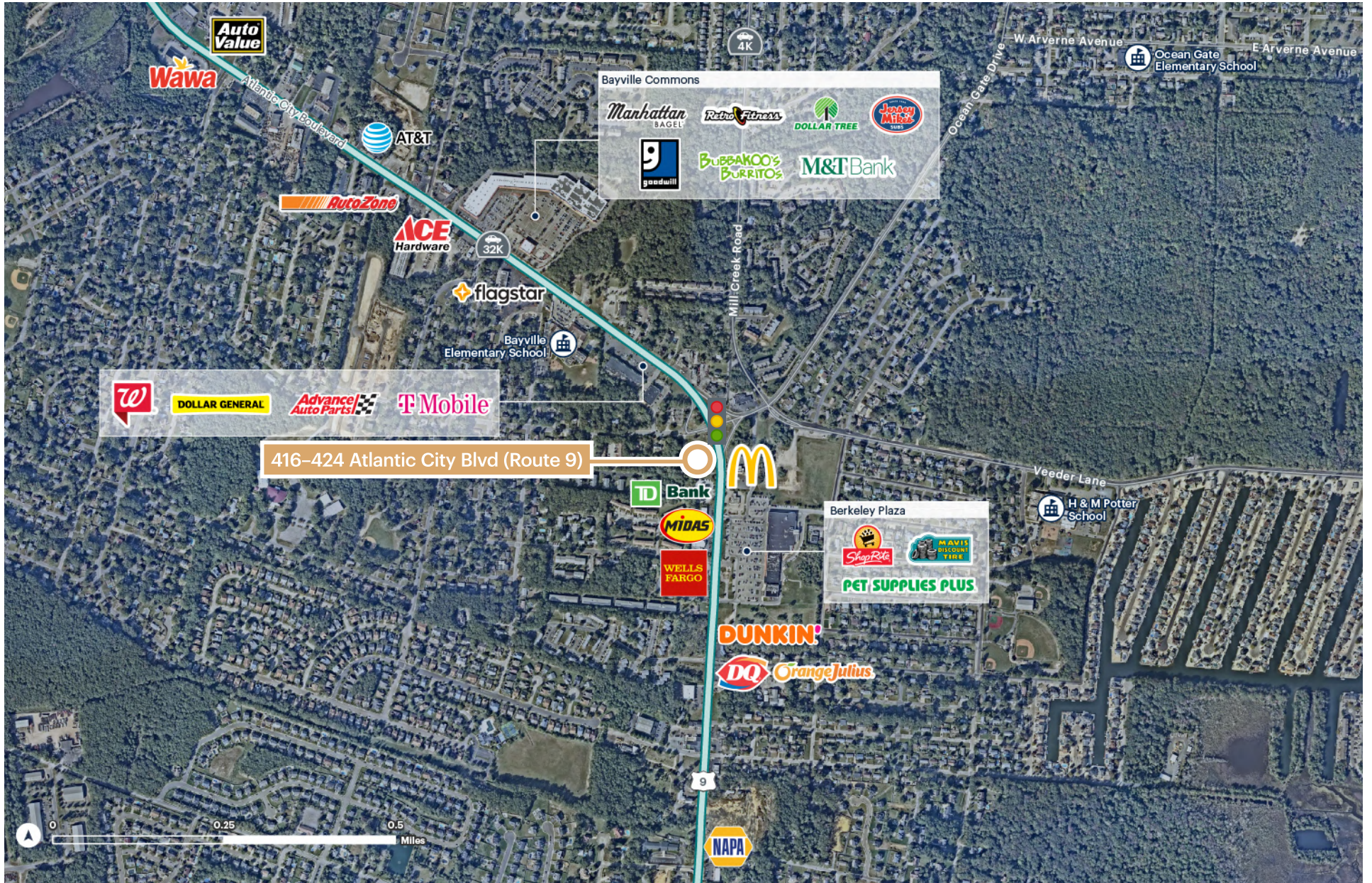
FORMER PHARAMCY FIXTURE PLAN

(FURNITURE & FIXTURES INCLUDED)



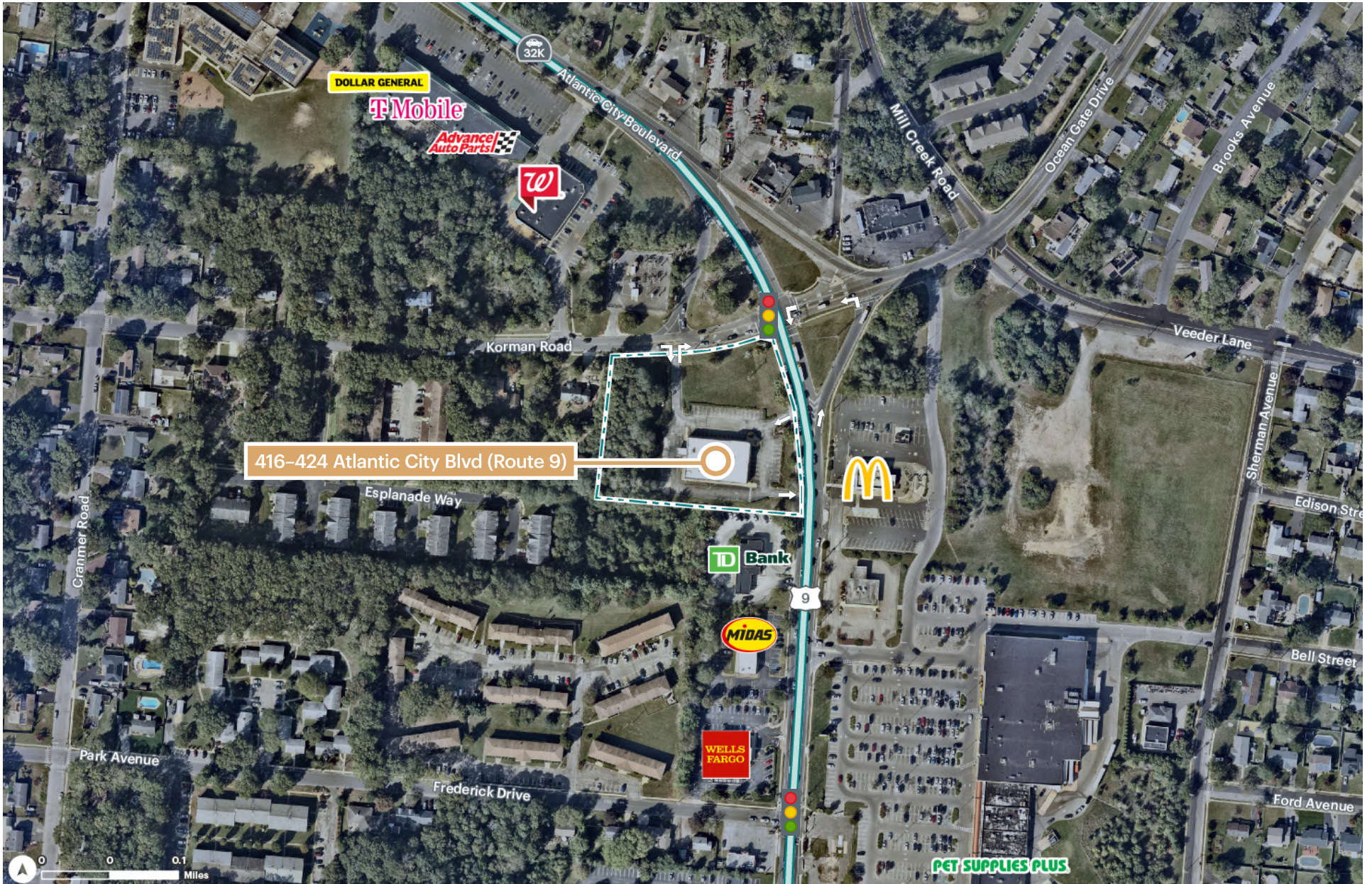
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MARKET AERIAL



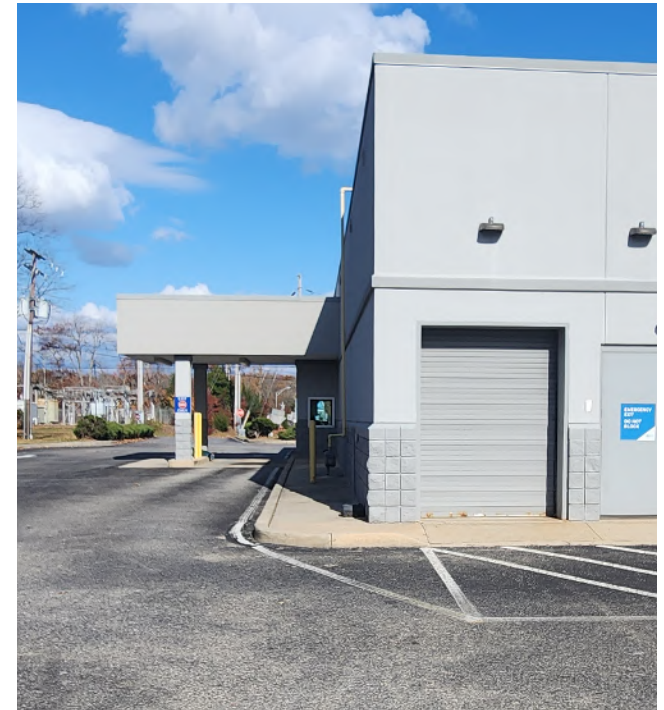
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MID LEVEL AERIAL



**416-424 ATLANTIC CITY BLVD (ROUTE 9)
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PROPERTY PHOTOS



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INTERIOR PHOTOS



**416-424 ATLANTIC CITY BLVD (ROUTE 9)
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AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	9,638	50,411	111,495
Number of Households	3,826	18,833	42,381
Average Household Income	\$118,419	\$129,432	\$129,905
Median Household Income	\$93,676	\$102,401	\$102,215
College Graduates	2,047 29%	12,176 34%	28,848 35%
Total Businesses	238	1,236	3,854
Total Employees	2,354	10,718	46,750
Daytime Population	7,053	34,640	100,937

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