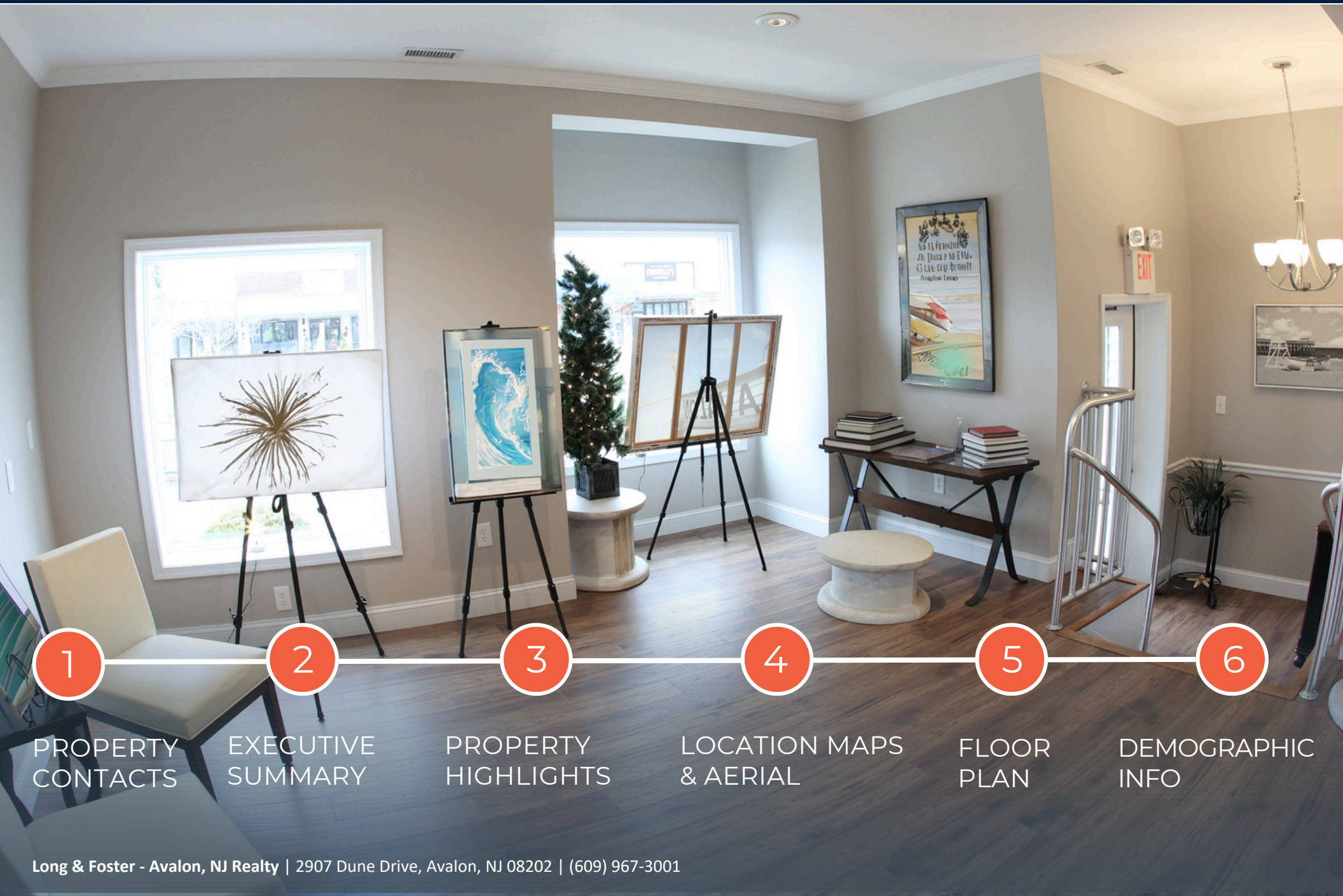




OVERVIEW

LONG & FOSTER[®]
REAL ESTATE



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CONTACT

PROPERTY CONTACT

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**LONG &
FOSTER**
REAL ESTATE

EXECUTIVE SUMMARY

3287 Dune Drive || Avalon, NJ 08202

OVERVIEW

Positioned at the iconic corner of 33rd Street and Dune Drive, this 1,000 sq. ft. ground-floor commercial condo offers one of Avalon's most visible and high-traffic locations. As the first storefront greeting visitors entering from the south, the space delivers exceptional branding power, steady foot traffic, and continuous exposure from drivers and cyclists. Surrounded by strong neighboring businesses—including Avalon's top-rated restaurant and the Post Office—this location provides a reliable customer base of both year-round residents and seasonal visitors.

The space features expansive display windows, flexible interior layout options, and excellent accessibility. Perfect for a boutique, café, ice cream concept, gallery, retail shop, or professional office. There is currently no lease in place; however, a hypothetical lease would be in the range of \$43.00-\$47.00/SF/Yr (NNN).

PROPERTY DETAILS

| | |
|-------------------------|-----------------------------|
| Sale Price | \$650,000 |
| Building Size | 1,000 SF |
| Price/SF | \$650.00/SF |
| Property Type | Retail/Office (Mixed-Use) |
| Zoning | B-1 |
| Year Built | 2003 |
| Parking | Off-Street Parking |
| Accessibility | ADA-Compliant Side Ramp |
| Bathrooms | Full Bath with Shower |
| Parcel ID Number | 0501_32.03_39.3287 |
| Block/Lot ID | Block: 32.03 Lot: 39.3287 |

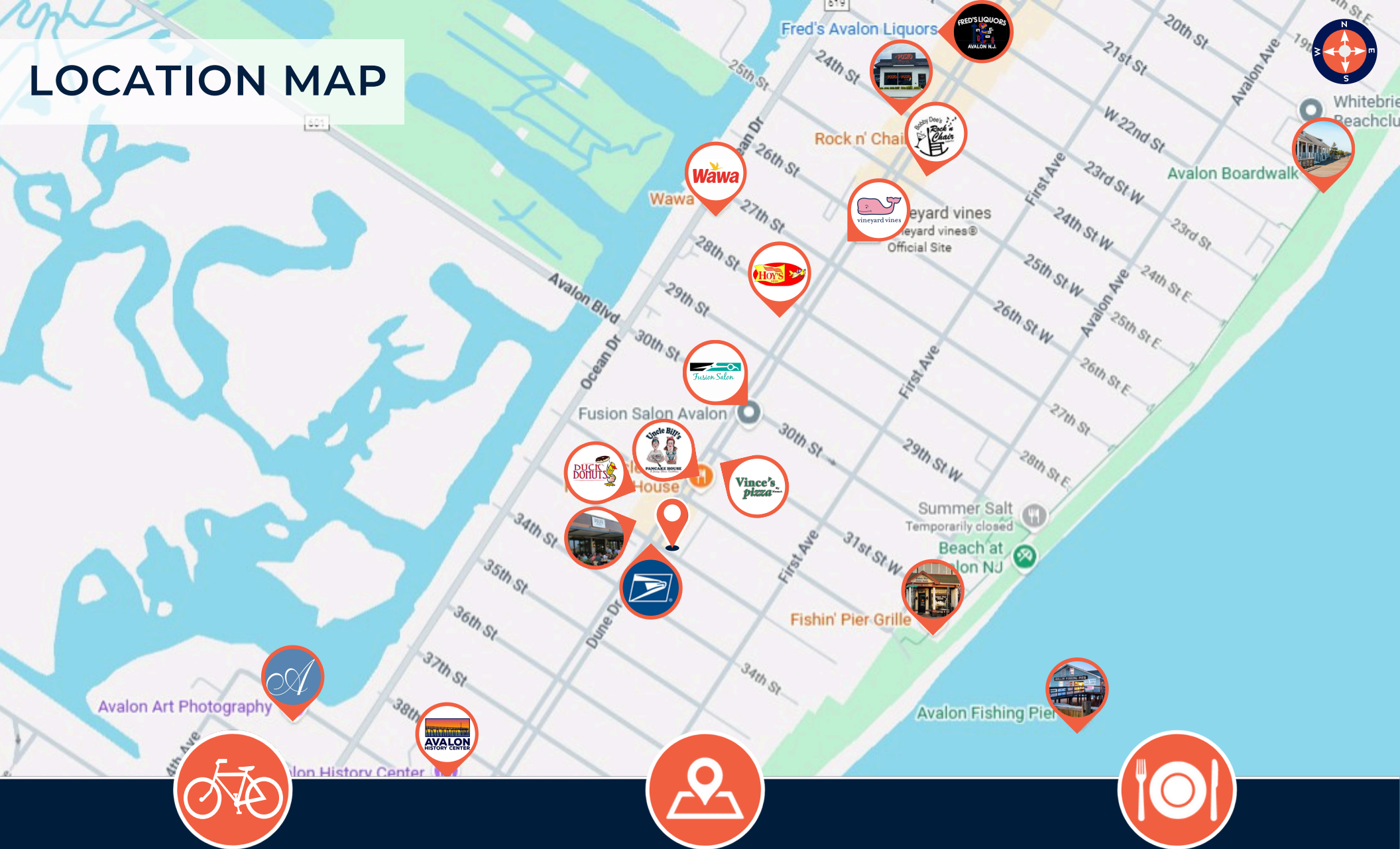


PROPERTY HIGHLIGHTS

- **Unmatched corner visibility** at one of Avalon's most traveled intersections.
- **Expansive storefront windows** that provide excellent natural light.
- **Strategic placement at Avalon's southern gateway**, the first commercial space visitors see as they enter town.
- **Surrounded by top-performing businesses**, including Avalon's #1-rated OpenTable restaurant and the Post Office, drawing consistent daily foot traffic.
- **Highly flexible floor plan** suitable for retail, boutique concepts, coffee or ice cream shops, gallery use, service-oriented businesses, or professional offices.
- **Constructed with elevated, flood-resilient design**, offering durability and peace of mind in a coastal environment.
- **ADA-compliant accessibility**, including a side ramp that ensures inclusivity for all customers and clients.
- **Private rear entrance** with direct access to a storage area—ideal for deliveries, inventory, or staff access.
- **Situated steps from dining, retail, and daily-use amenities**, capturing both local and tourist-driven activity.



LOCATION MAP



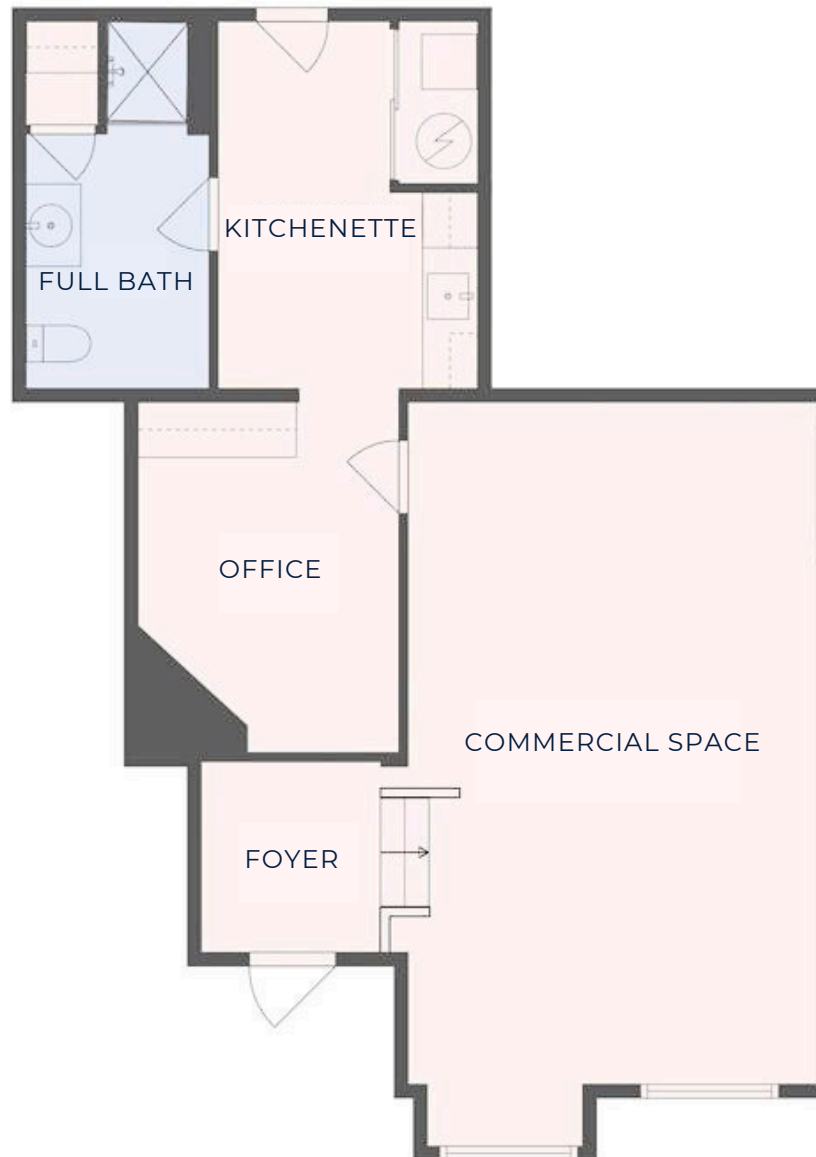
Easily accessible - 0.65 miles
from Downtown Avalon
Bike Score: 78 (Very Bikeable)

Excellent location in the
**Gateway to Avalon's
Business District**

Right by Duck Donuts, Polpo
Ristorante, Vince's Pizza, and
Uncle Bill's Pancake House

SPACE FLOOR PLAN

3287 Dune Drive || Avalon, NJ 08202



TOTAL SQUARE FOOTAGE ~1,000 SF

AVALON NEW JERSEY

DEMOGRAPHICS SNAPSHOT



Current Population (2023)

1,478



Projected Population (2028)

1,471

(-0.49% decrease)



Median Household Income

\$143,482



Average Household Size

1.9



Median Age

65.2



Median Home Value

\$1,756,100



Educational Attainment Rate

98%

(High School Diploma or higher)

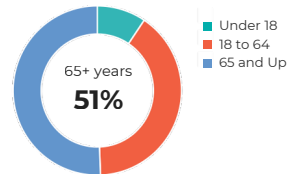
**Using ACS 2023 5-year census data.*

DEMOGRAPHICS MAP & REPORT

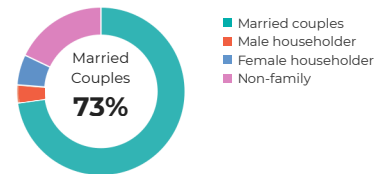


POPULATION & HOUSEHOLDS

Population by Age Range



Population by Household Type



Household Size

1.9

Persons Per Household

About 80% of the Atlantic City-Hammonton, NJ Metro Area: 2.4

About 75% of New Jersey: 2.6

Households

775

Number of Households

Atlantic City-Hammonton, NJ Metro Area: 153,081 Households

New Jersey: 3,478,355 Households

INCOME IN AVALON, NJ

Income Per Capita

\$117,552

Per Capita Income

More than 2x the income for the Atlantic City-Hammonton, NJ Metro Area: \$44,763

More than 2x New Jersey: \$53,118

Median Income

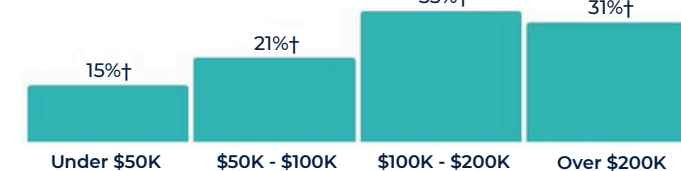
\$143,482 ±\$21,551

Median Household Income

More than 1.5x the median in the Atlantic City-Hammonton, NJ Metro Area: \$80,600 ±\$1,803

About 1.4x New Jersey: \$101,050 ±\$527

Household Income (\$)



HOME VALUE & OCCUPANCY

Median Home Value *Owner-Occupied*

\$1,756,100 ±\$223,107

Median Value

More than 2x Atlantic City-Hammonton, NJ Metro Area value: \$302,600 ±\$5,290

More than 2x New Jersey: \$427,600 ±\$1,335

Units & Occupancy

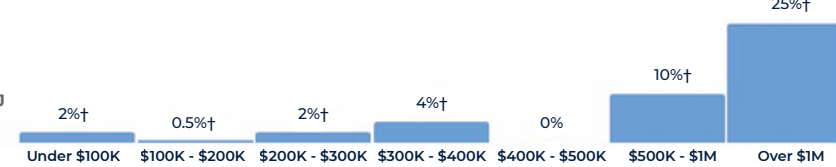
5,427

Number of Homes

Atlantic City-Hammonton, NJ Metro Area: 231,727 Homes

New Jersey: 3,775,842 Homes

Value of Owner-Occupied Homes



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