Oceanfront Retail Opportunity

3000 Boardwalk at Morris Avenue Atlantic City, NJ



1,440 – 6,600 SF of Retail Space at The Seahaus Hotel For Lease

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Property Location

- » Located on the world-famous Atlantic City Board Walk in the Resort Commercial District
- » Retail space at the base of the new 105 key Seahaus Hotel, a Marriott Tribute Hotel
- » Adjacent to the Tropicana Hotel & Casino with over 2,300 rooms and suites

Retail Availability

- » 6,600 SF for lease, divisible
- » Retail Store 1 approximately (32 feet x 60 feet) = 1,920 SF.
- » Retail Store 2 approximately (30 feet x 60 feet) = 1,800 SF
- » Retail Store 3 approximately (25 feet x 60 feet) = 1,500 SF
- » Retail Store 4 approximately (24 feet x 60 feet) = 1,440 SF
- » Q2 2025 delivery

Asking rent

» Upon request

Co Tenants

- » Cucina del Mar Restaurant
- » CMD Café Bakery



Renderings



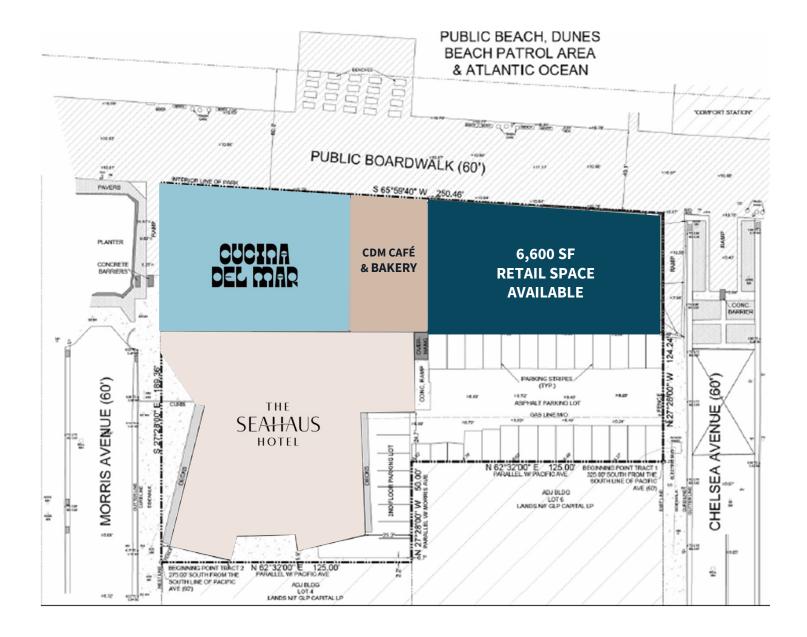








Site **Plan**





Division **Plan**





On-site **Amenities**



Atlantic City **Overview**





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Located just an hour from Philadelphia and two-and-a-half hours from New York City, Atlantic City is easily accessible

27 million visitors annually



Over \$1.7 billion have enhanced Atlantic City's attractions, including world-class casinos, renowned restaurants, and unique entertainment options.



\$ |

Luxury hotels, vibrant nightclubs, upscale boutiques & iconic Boardwalk

Of the 20 casinos in New Jersey, nine (9) are in Atlantic City, bringing in \$2.5B in gambling revenue per year, making it the 2nd largest gambling earner in the US after Las Vegas, NJ



Population

Demographics

	\$+	
1 mile	3 mile	5 mile
\$48,122	\$43,208	\$51,733

Med. HH Income

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1 mile

16,007

1 mile

711

3 mile 60,728 5 mile 66,754

Employees



3 mile

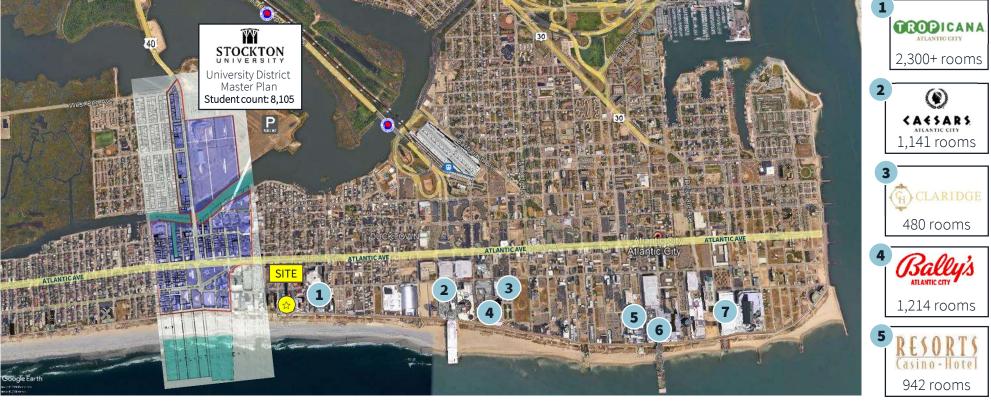
1,984

5 mile 2,652

Businesses



Hotel Casino Aerial







For more information contact:

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Boardwalk aerial



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