

Oceanfront Retail Opportunity

3000 Boardwalk at Morris Avenue Atlantic City, NJ



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

David Townes
Managing Director
+1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
+1 201 741 0990
alana.friedman@jll.com



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

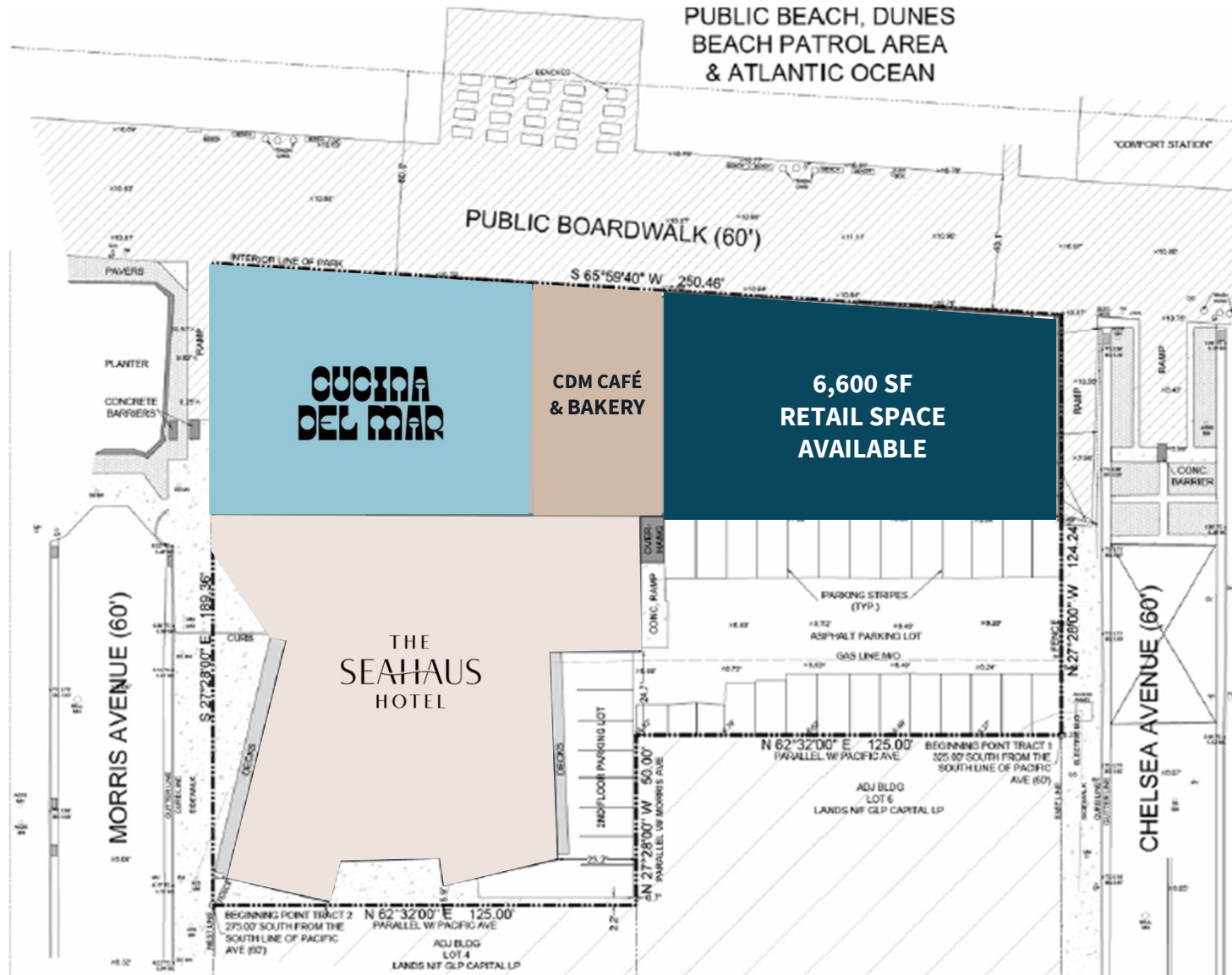
Co Tenants

- » Cucina del Mar Restaurant
- » CMD Café Bakery

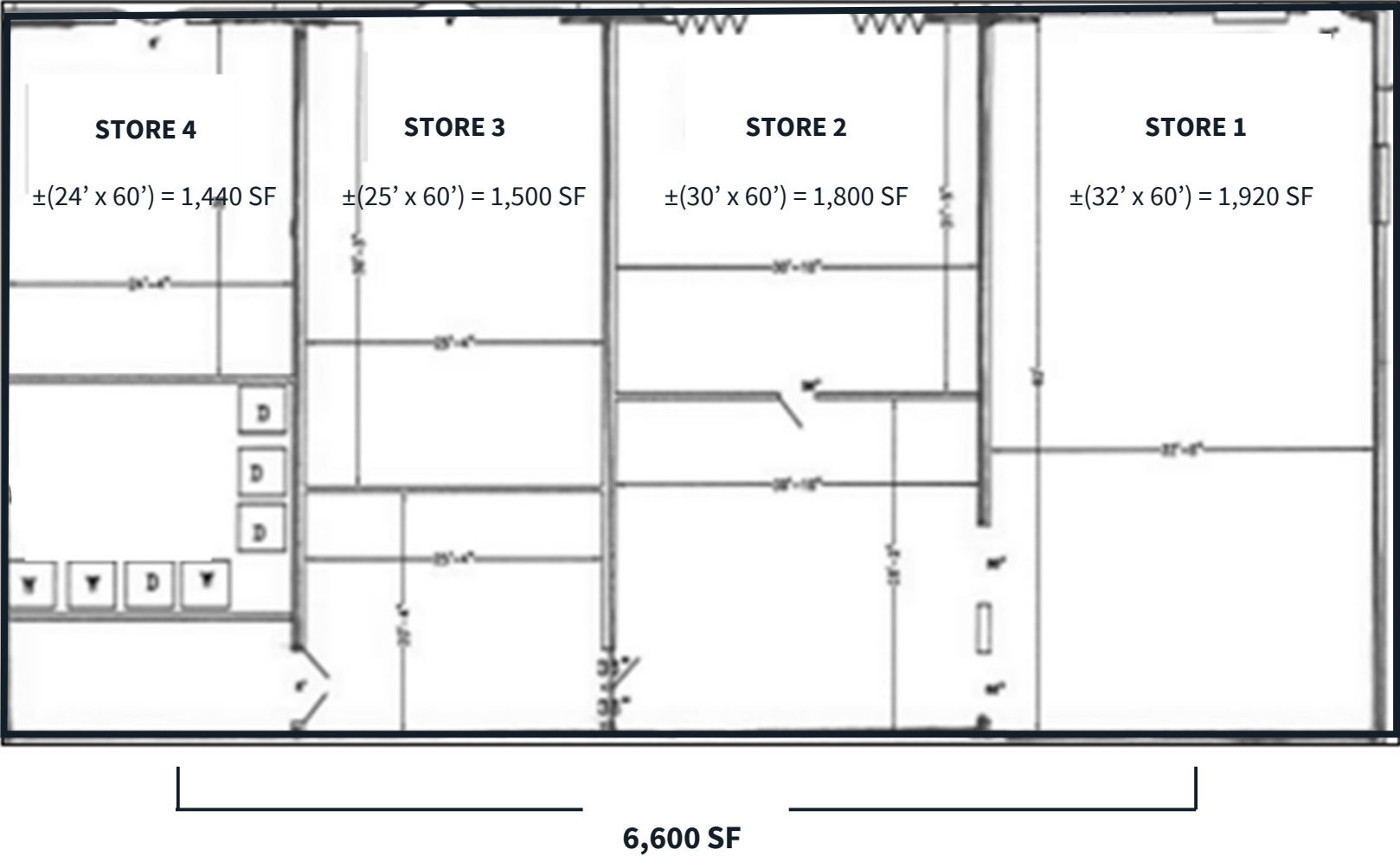
Renderings



Site Plan



Division Plan



On-site Amenities



Atlantic City Overview



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



Luxury hotels, vibrant nightclubs, upscale boutiques & iconic Boardwalk



27 million visitors annually



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



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

Demographics



1 mile	3 mile	5 mile
16,857	48,378	64,544

Population



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

Med. HH Income



1 mile	3 mile	5 mile
16,007	60,728	66,754

Employees



1 mile	3 mile	5 mile
711	1,984	2,652

Businesses

Hotel Casino **Aerial**



- 1 **TROPICANA**
ATLANTIC CITY
2,300+ rooms
- 2 **CAESARS**
ATLANTIC CITY
1,141 rooms
- 3 **CLARIDGE**
480 rooms
- 4 **Bally's**
ATLANTIC CITY
1,214 rooms
- 5 **RESORTS**
Casino · Hotel
942 rooms
- 6 **Hard Rock**
HOTEL & CASINO
ATLANTIC CITY
2,000 rooms
- 7 **Ocean**
CASINO · RESORT
ATLANTIC CITY
1,860 rooms

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Boardwalk aerial



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