



LAND FOR SALE/LEASE

535 OCEAN HEIGHTS AVENUE

Somers Point, NJ 08244

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.78 AC Lot available for sale or lease development opportunity in Somers Point NJ. This parcel is located between Bethel Rd and Ocean Heights Avenue. Join co-tenants in a 0.10 mile radius such as Chick-fil-a, Wendy's, CVS, Wawa, Chipotle, Starbucks, ShopRite, Staples, Mavis Discount Tire, Acme, and McDonald's.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Price:	\$250,000 / year
Leasable SF:	77,537 SF
Lot Size:	1.78 Acres
Zoning Code:	GB - General Business



AERIAL VIEW





SITE PLAN: CONVENIENCE GAS STORE



ZONING REGULATIONS

§ 114-35. Permitted uses.

A building or land shall be used only for the following purposes:

A. Principal uses and buildings:

- (1) Retail stores and shops; banks and financial institutions; fully enclosed restaurants; craft shops; barbershops and beauty parlors; studios for artists or photographers and sculptors; indoor health club, squash or racquetball facilities; family billiard parlor; indoor recreational facilities; indoor cinema; delicatessens; retail bakery; taverns; dinner theaters, theaters for the performing arts or other cultural facilities; electronic appliance and other service shops; nursery and garden centers; dry cleaning/laundry establishments; factory authorized new automobile sales, agencies and services, including repair shop adjacent to and in connection therewith, including new and used car lots; automobile repair shops. Storage of motor vehicles is permitted, provided that the vehicles have up-to-date inspection stickers and registration and are properly fenced from view and located in the rear of the property.
- (2) General, corporate, administrative and professional offices.
- (3) Nursing homes, convalescent facilities, continuing-care facilities or such similar use and including, as accessory uses, out-patient facilities, medical and dental offices and clinics, pediatric centers or similar medical uses, provided that such accessory uses constitute less than 50% of the total gross floor of all buildings on the lot or premises and provided that the following requirements are met. It is recognized that projects involving nursing homes, convalescent homes and continuing-care facilities will involve a Coastal Area Facilities Review Act (CAFRA) permit from the New Jersey Department of Environmental Protection and Energy (NJDEPE). Therefore, where regulations and standards of this chapter conflict with NJDEPE rules on coastal resources and development, the state rules shall be given every consideration. Such uses shall be subject to the following:
 - (a) Area and bulk requirements.

1. Editor's Note: This ordinance also repealed former Art. VI, RC Regional Commercial District.

B. Accessory uses and buildings. Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses listed as permitted. They shall be understood to include:

- (1) Off-street parking.
- (2) Garages to house delivery trucks or other commercial vehicles.
- (3) Temporary construction trailers and one sign not exceeding 50 square feet for advertising. The prime contractor, subcontractor(s), architect, financing institution and similar data shall be included on one sign for the period of construction, beginning with the issuance of a building permit for one year, whichever is less, provided that said trailer and sign are on the site where construction is taking place and are set back at least 15 feet from the street to the lot lines.
- (4) Appropriate facilities for placement of trash, recycling and garbage and collection and removal thereof, provided that:
 - (a) The facility is completely enclosed and so constructed that the trash, recycling and garbage shall not be visible to the general public.
 - (b) Such structure meets the approval of the Construction Official and the Board of Health.
 - (c) Such facilities fit within the overall project design.
 - (d) Such facilities are buffered from principal structures, parking facilities and pedestrian and vehicular roadways.

C. Conditional uses and buildings.

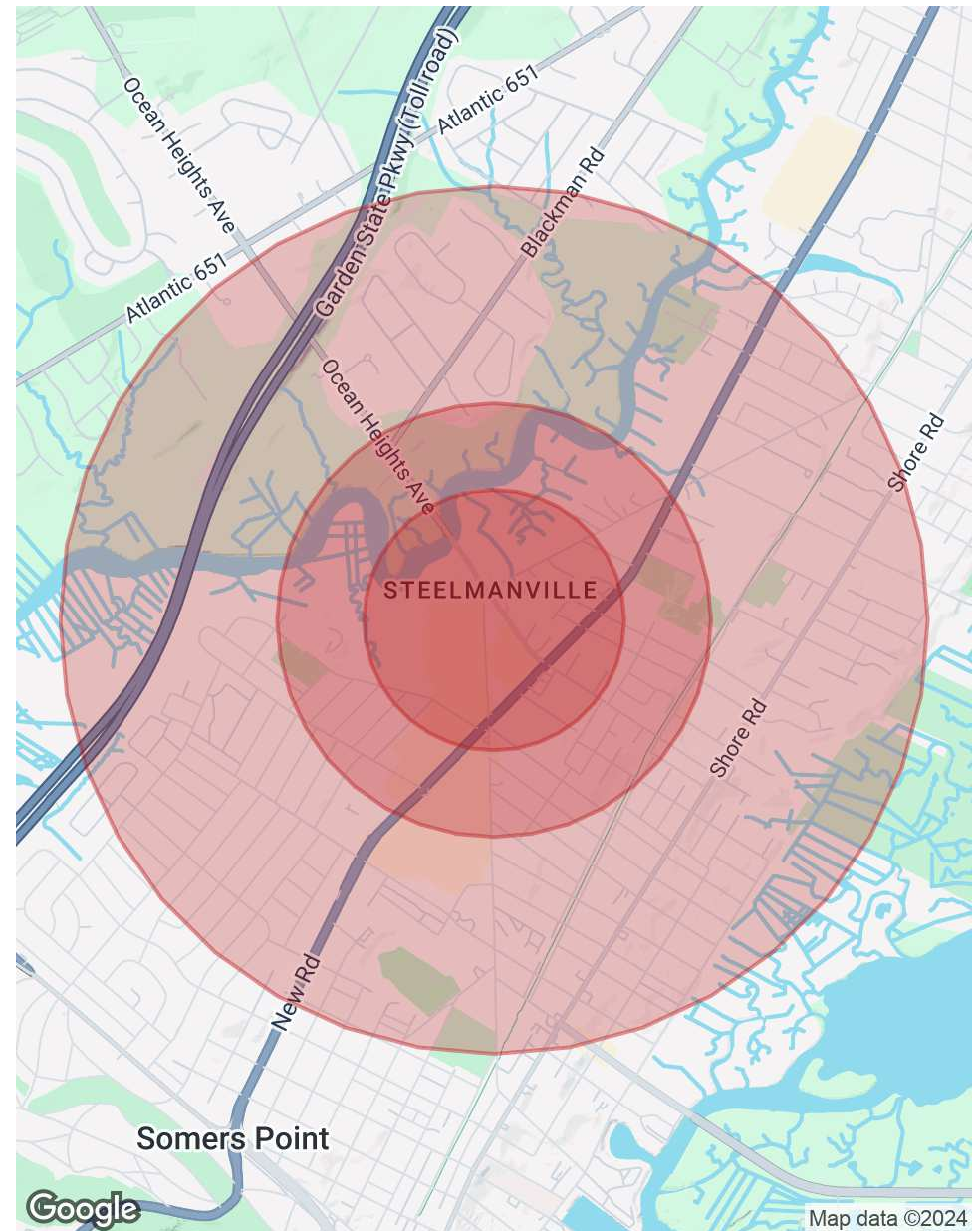
- (1) The following uses are permitted as conditional uses pursuant to N.J.S.A. 40:55D-3 and 40:55D-67, in this district when authorized by the Planning Board in accordance with the specifications and standards listed below:
 - (a) Fast-food restaurants.
 - (b) Gasoline service stations.
 - (c) Car washes.
- (2) General regulations. The following regulations applicable to all uses in this district shall also apply to all conditional uses as permitted in this district, as general regulations and not as special standards applicable only to conditional uses.
 - (a) Site plan review. Except as specifically specified and required in this section, all development shall be subject to Article XXII, Site Plan Review, of this chapter of the Code of the City of Somers Point.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	960	1,986	8,436
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	46	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	425	877	3,676
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,961	\$90,355	\$101,656
Average House Value	\$338,737	\$337,200	\$344,731

Demographics data derived from AlphaMap



PHOTOS



DEAL TEAM



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