

**FOR
SALE
OR
LEASE**

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MIXED-USE FOR SALE

204 PHILADELPHIA AVE, EGG HARBOR CITY, NJ 08215



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OFFERING SUMMARY

Price: \$425,000

Lease Rate: \$9/SF NNN

Size Available: +/- 5,250 SF

Zoning: RC

Parking: Street Parking

Signage: Facade



PROPERTY HIGHLIGHTS

+ Prime Mixed-Use property strategically situated in the center of Egg HarborCity, the property offers exceptional visibility and ample street parking for both customers and tenants. Within walking distance, you will find a wide range of amenities including restaurants, shops and banks, making this an attractive destination for both commercial and residential tenants.

+ This income producing property is comprised of a versatile ground-floor retail space and 2 well-maintained apartments on the second floor. Both apartments are currently leases providing a stable income stream from day one. +/- 176 vehicles. The building has 17-foot ceilings and a column spacing of 19 FT by 24 FT. The property includes 6 loading docks, currently sealed, that can be reopened at the rear of the buildings

+ The property is strategically located on Philadelphia Ave with convenient access to White Horse Pike (Route 30), and just minutes from the Atlantic City Expressway. The location offers seamless connectivity to Atlantic City, Hammonton and the greater south jersey region.

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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,414	7,316	15,104
PROJECTED 2029	4,313	7,154	14,807

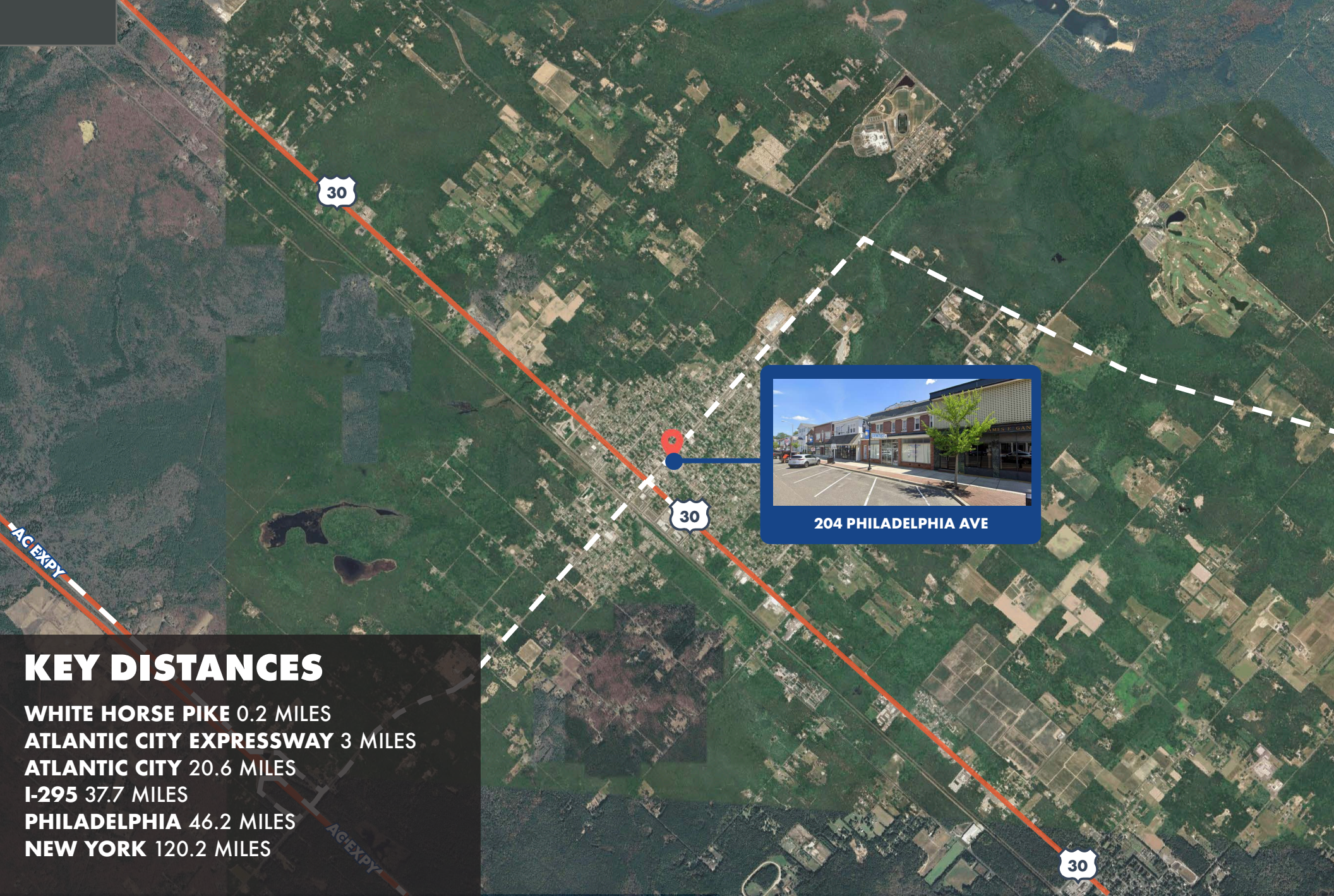
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,709	2,819	5,826
PROJECTED 2029	1,660	2,739	5,679

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$165,935	\$76,466	\$87,173
MEDIAN 2029	\$61,217	\$65,790	\$73,167

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204 PHILADELPHIA AVE

KEY DISTANCES

- WHITE HORSE PIKE 0.2 MILES
- ATLANTIC CITY EXPRESSWAY 3 MILES
- ATLANTIC CITY 20.6 MILES
- I-295 37.7 MILES
- PHILADELPHIA 46.2 MILES
- NEW YORK 120.2 MILES

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NEARBY AMENITIES

DINING

- A Touch of Italy
- Bonefish Grill
- Chen's Kitchen Asian Cuisine
- Chick-fil-A
- Domino's
- Dunkin'
- El Coyote Southwest Grill
- Firehouse Bar & Grill
- Gennaro's Italian Grille & Pizzeria
- LB One Restaurant
- McDonald's
- Pete's Subs & Deli
- Shore Diner

RETAIL/GROCERY

- Atlantic City International Airport
- Boscov's (Harbor Square)
- Dental Care of Egg Harbor
- Dollar General
- George Senn Co. Inc
- Harbor Square Shopping Plaza
- Roadhouse Museum
- Walgreens
- Wawa

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