



**FOR  
SALE**

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**LAND DEVELOPMENT OPPORTUNITY IN ATLANTIC CITY**  
**2318 ATLANTIC AVE, ATLANTIC CITY, NJ 08401**



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# OFFERING SUMMARY

**Sale Price:** \$1,495,000

**Size Available:** +/- 1.01 Acres

**Zoning:** NC / RS-C



## PROPERTY HIGHLIGHTS

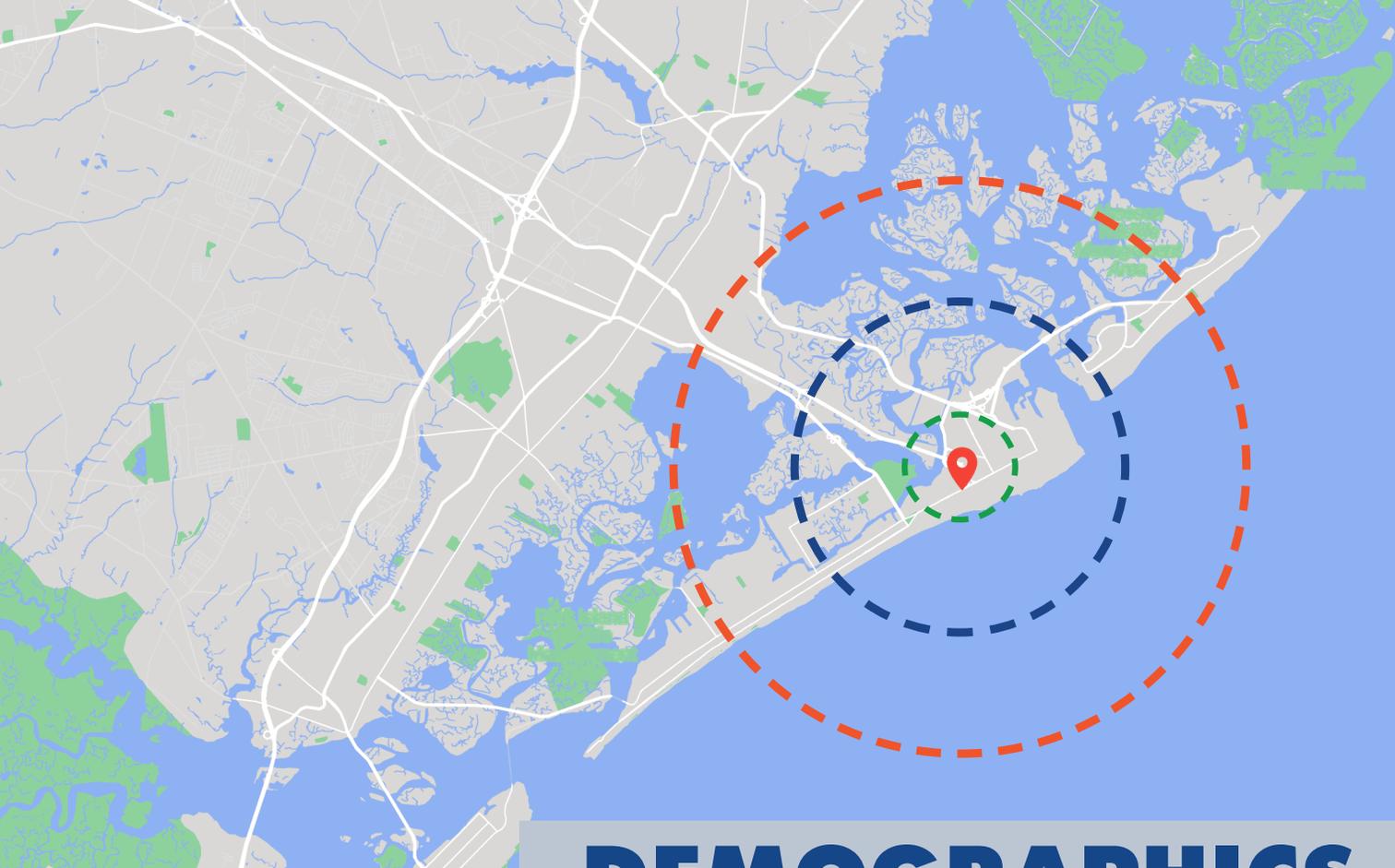
- + Unique opportunity to assemble 9 Lots in Atlantic City. The assemblage is controlled by a single owner and totaling +/- 1.01 Acres.
- + The property is located on busy, highly desirable Atlantic Ave with easy access to the Atlantic City Expressway entrance / exit, additionally the train station and bus terminals are within walking distance.
- + The assemblage has both Neighborhood Commercial (NC) zoning and Resort Commercial Development District (RS-C) zoning allowing for variety of uses and development options.

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**KEY**

<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	19,181	54,266	79,428
PROJECTED 2029	19,135	55,434	82,538

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	7,473	22,940	34,887
PROJECTED 2029	7,485	23,447	36,385

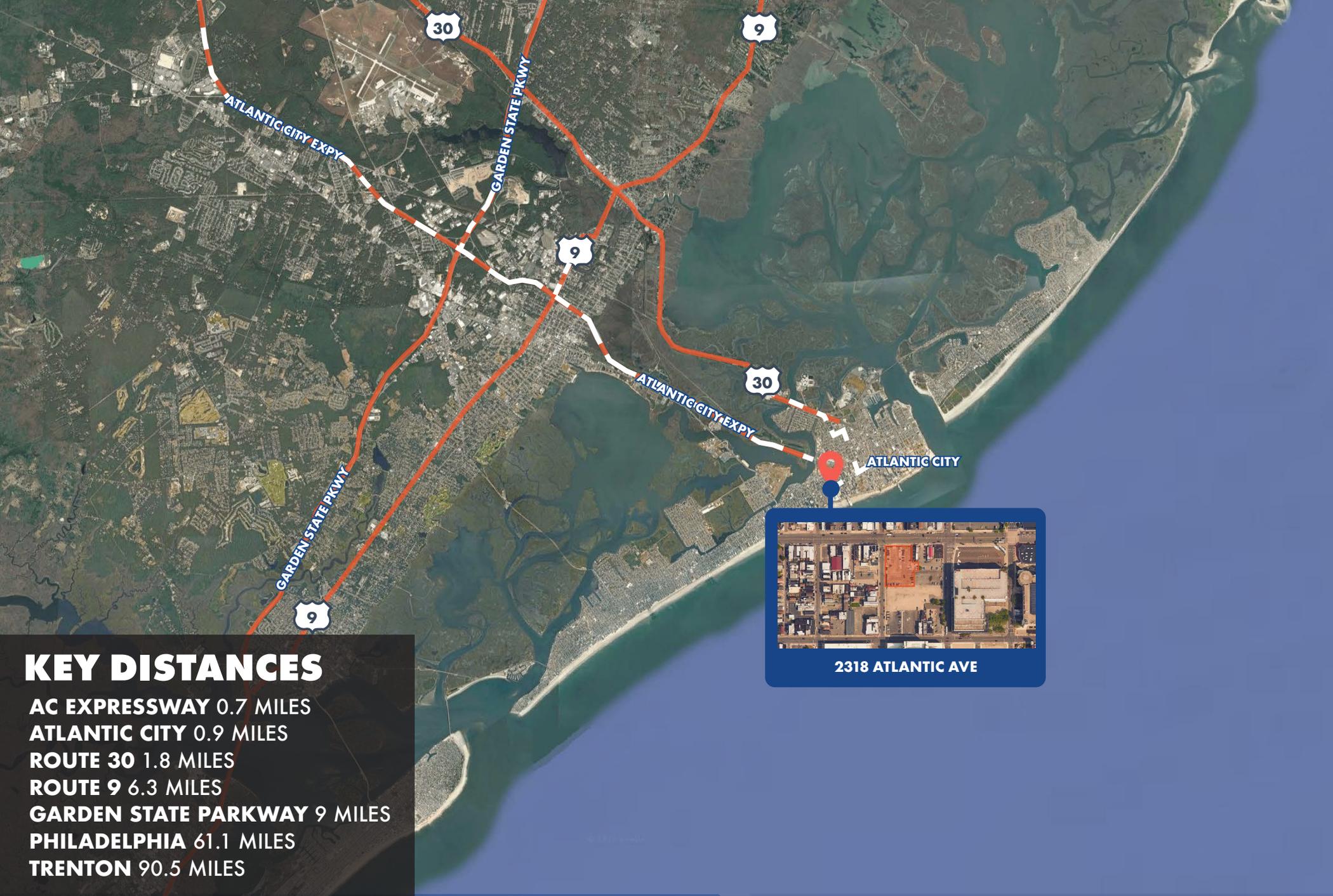
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$48,439	\$61,426	\$79,734
MEDIAN 2029	\$31,337	\$39,148	\$50,114

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## KEY DISTANCES

- AC EXPRESSWAY 0.7 MILES
- ATLANTIC CITY 0.9 MILES
- ROUTE 30 1.8 MILES
- ROUTE 9 6.3 MILES
- GARDEN STATE PARKWAY 9 MILES
- PHILADELPHIA 61.1 MILES
- TRENTON 90.5 MILES



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# NEARBY AMENITIES

## DINING

- Applebee's
- Dave & Buster's
- Domino's Pizza
- Hell's Kitchen
- Johnny Rockets
- Margaritaville Restaurant
- McDonald's
- P.F. Changs
- Pizza Hut
- Popeye's Louisiana Kitchen
- Rainforest Cafe
- Ruth's Chris Steakhouse
- Starbucks
- Subway

## RETAIL/GROCERY

- Absecon Lighthouse
- ACME Markets
- Atlantic City Aquarium
- Atlantic City Beach
- Atlantic City Boardwalk
- Atlantic City Convention Center
- Atlantic City Train Station
- Borgata Hotel & Casino
- Brigantine Beach
- Family Dollar
- Golden Nugget Hotel
- Hard Rock Hotel & Casino
- Harrah's Resort
- Sam's Club
- Save A Lot
- Tanger Outlets
- Tropicana
- Ventnor City
- Walgreens
- 7-Eleven

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