



For Lease

RIPCO
RETAIL LEASING

416-424 Atlantic City Blvd (Rte 9)

Ocean County
(Berkeley Township)
Bayville, NJ

11,180 SF vacant building plus ±1.13 acre pad site

For lease or for sale

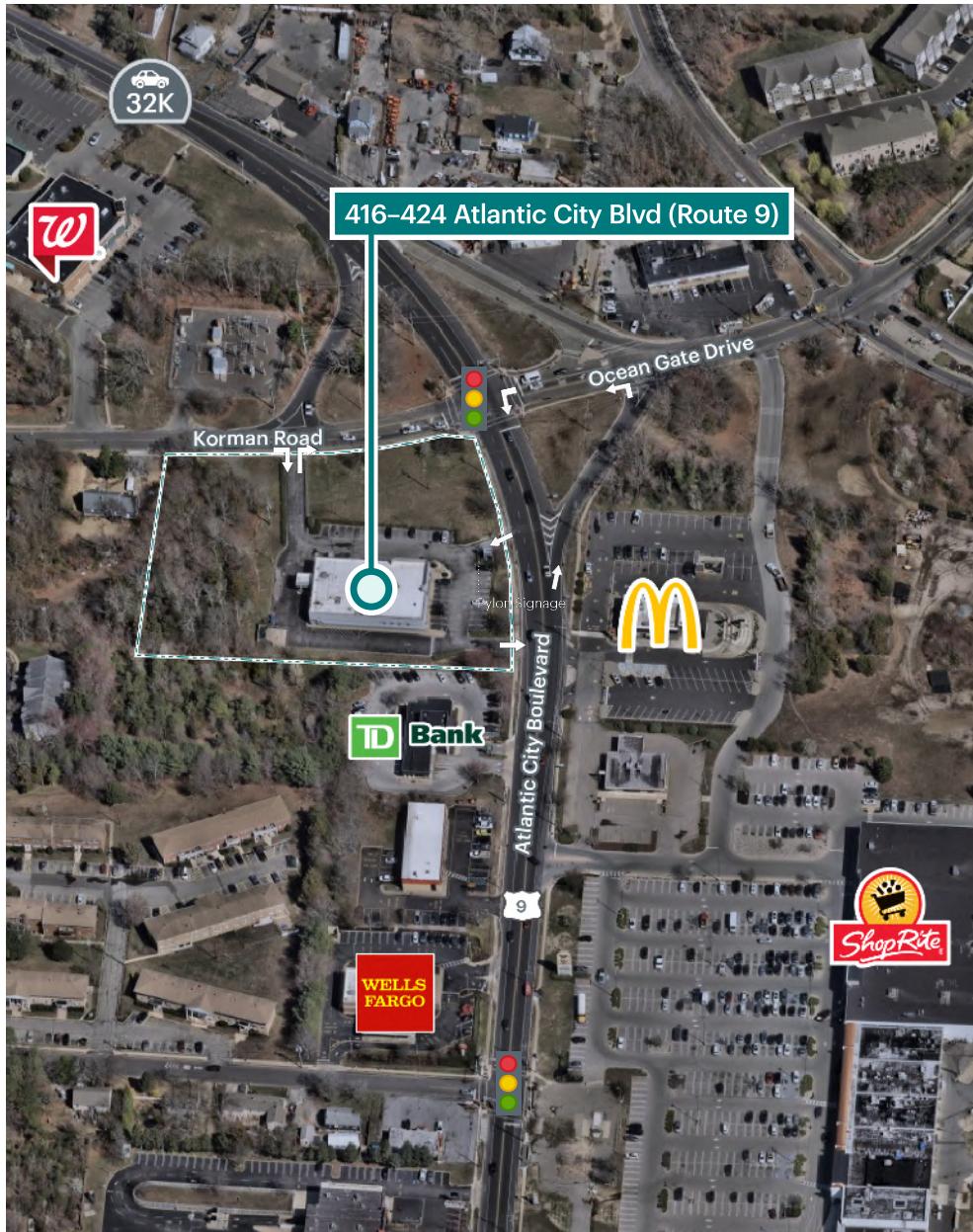
Contact
Exclusive Agents

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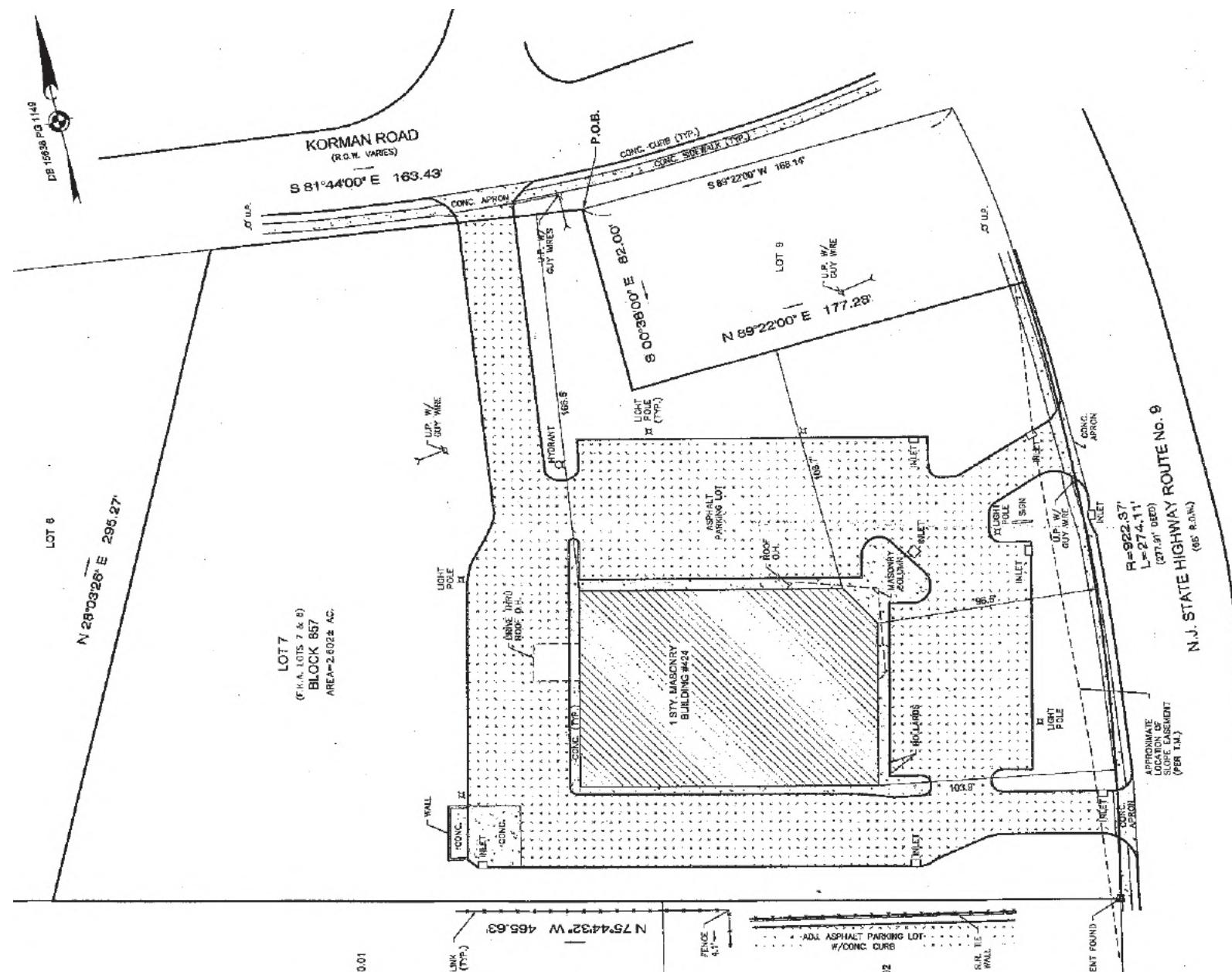
Matthew Leszyk
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Property Details



Location	Signalized SWC of Atlantic City Blvd (Route 9) & Korman Road	
Existing Conditions	Vacant former pharmacy building with drive-thru	11,180 SF on 1.64 acres
	Pad Site	1.13 acres
	Total Property Size	2.77 acres
Frontage	±360' along Atlantic City Blvd (Route 9) & ±320' along Korman Road	
Access	Two curb cuts along Atlantic City Blvd (1 right-in, 1 right-out) & one curb cut along Korman Road (right-in & right-out)	
Possession	Immediate	
Rent	Upon request	
Zoning	HB with TC-2 Overlay Permitted Uses Retail, banks, business or professional offices, restaurants, retail food, theaters and recreation facilities, libraries and museums, artists' and photographers' studios, business and instructional schools and studios, health clubs and spas, general service and repair shops, dental and medical laboratories, mortuaries or funeral homes, day-care center, veterinary hospital, nonprofit clubs and lodge halls for civic and fraternal organizations, automobile rental agencies, public and private schools and governmental buildings, nursing homes, home building supply/improvement centers, fishing and boating supply stores, convents and cemeteries, retail sales of motor vehicles defined as low-speed vehicles, townhomes, multifamily residential buildings and multifamily units above ground-level retail (mixed-use).	
	Conditional Uses Motor vehicle service stations, motor vehicle repair shops, public utilities, hospitals, cellular telecommunication towers and facilities, boat sales and showrooms, offices of contractors and craftsmen, places of assembly, restricted brewery.	
Neighbors	McDonald's, TD Bank, Midas, Wells Fargo, ShopRite, Pet Supplies Plus, Walgreens, Advance Auto Parts, T-Mobile, Dollar General, Dunkin', DQ, Orange Julius, flagstar	
Comments	Signalized intersection with Average Household Income in 5 miles of approximately \$150,000	

Site Survey - Existing Conditions



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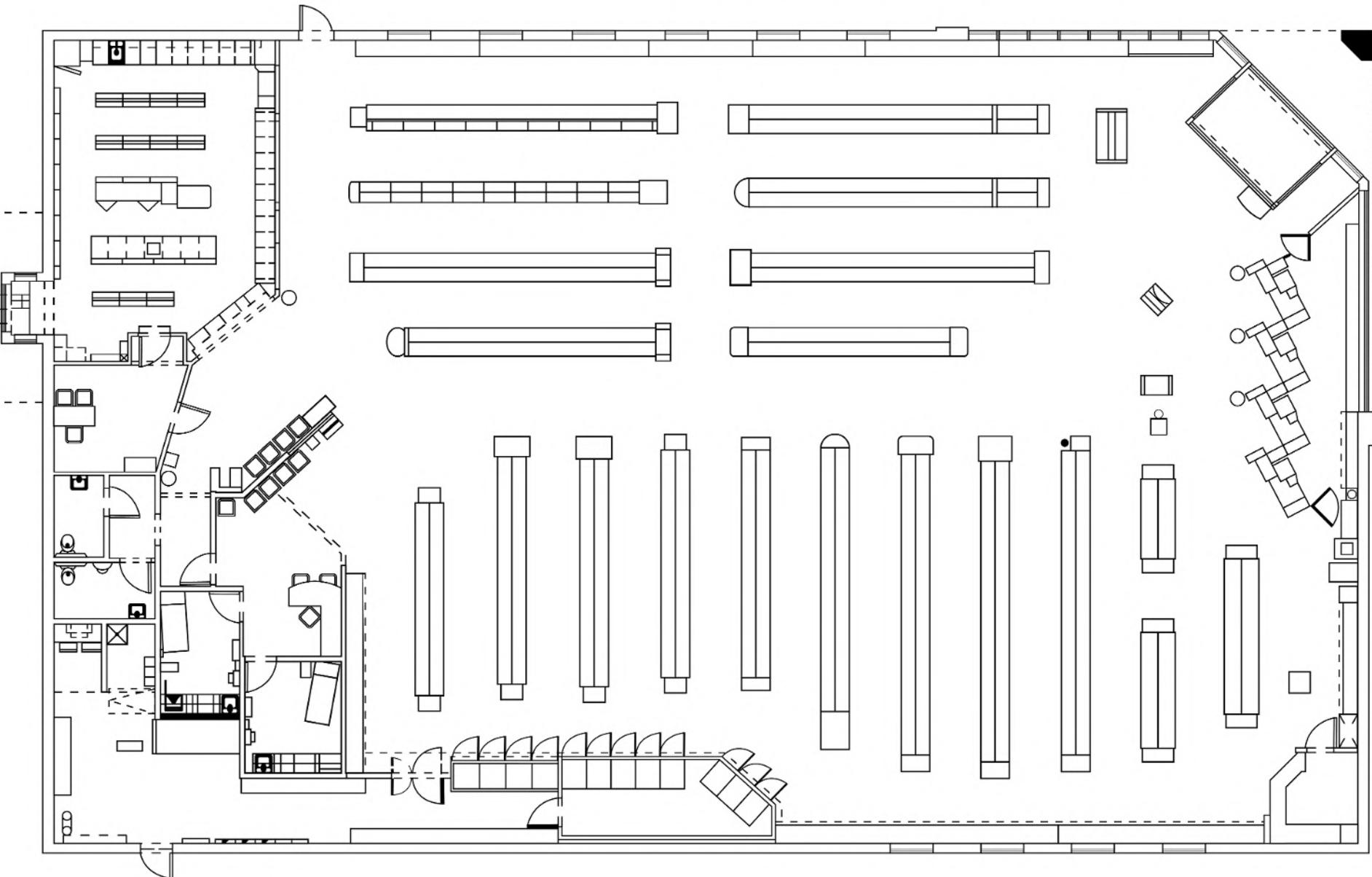
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

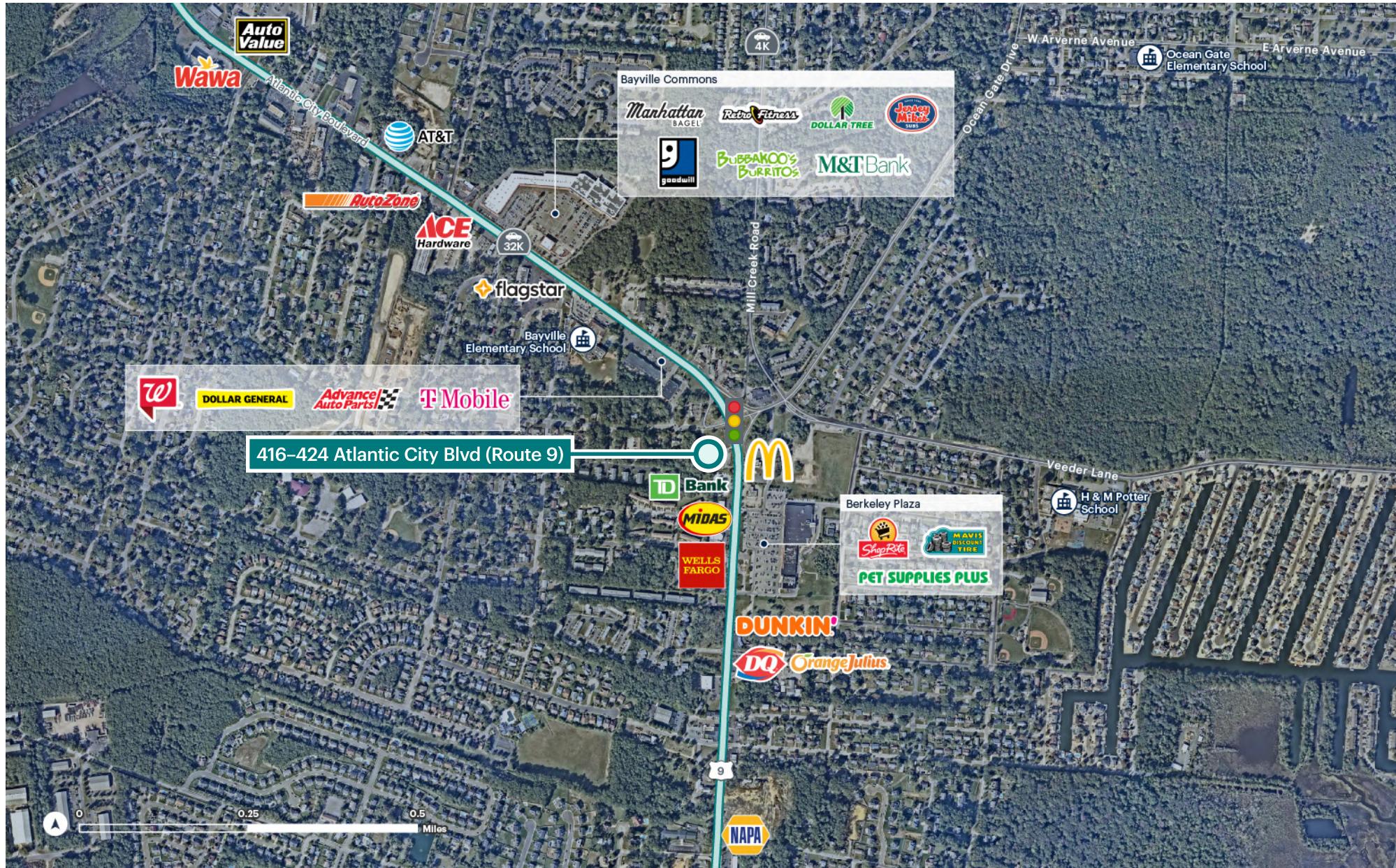
Concept Plan



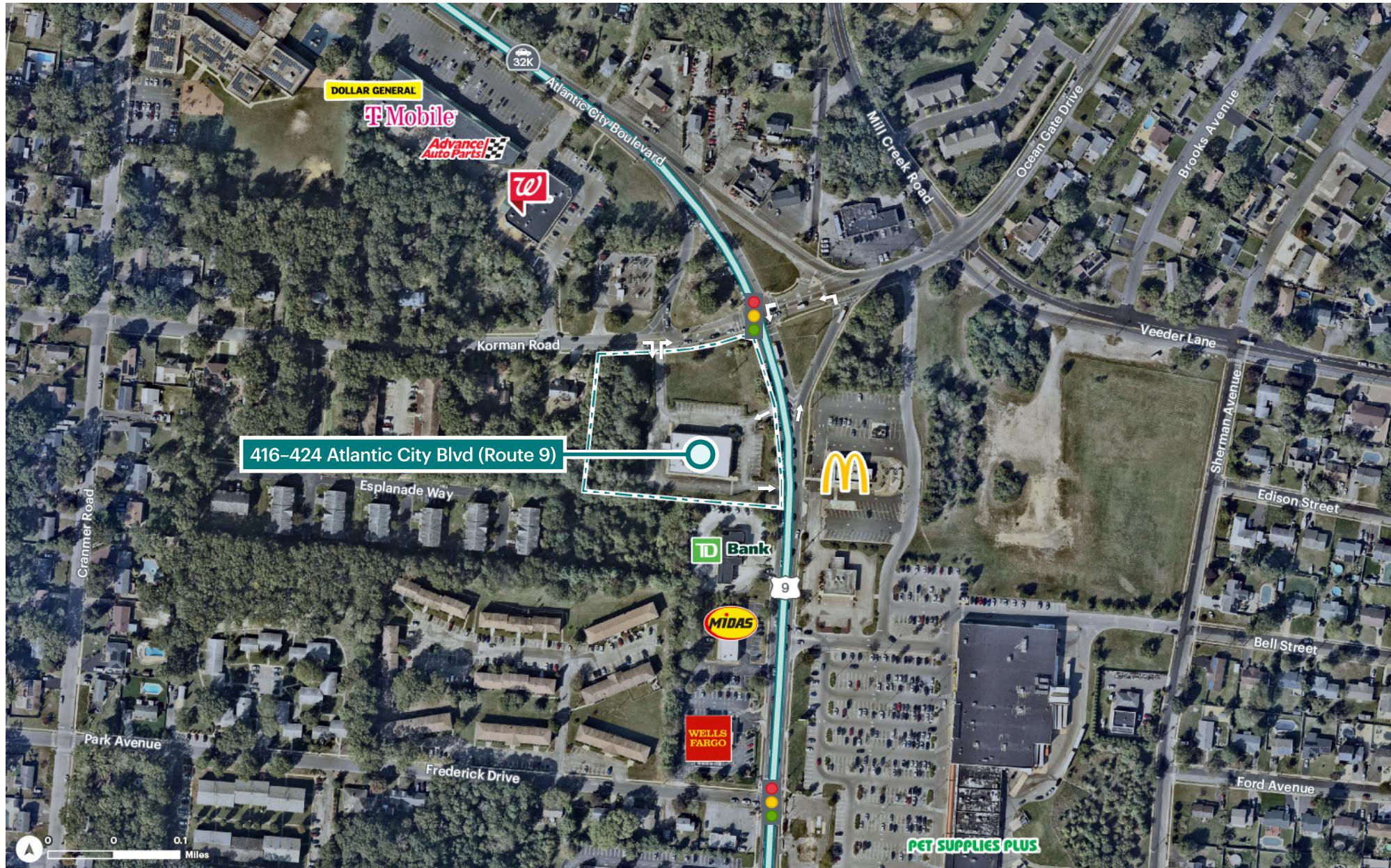
Fixture Plan



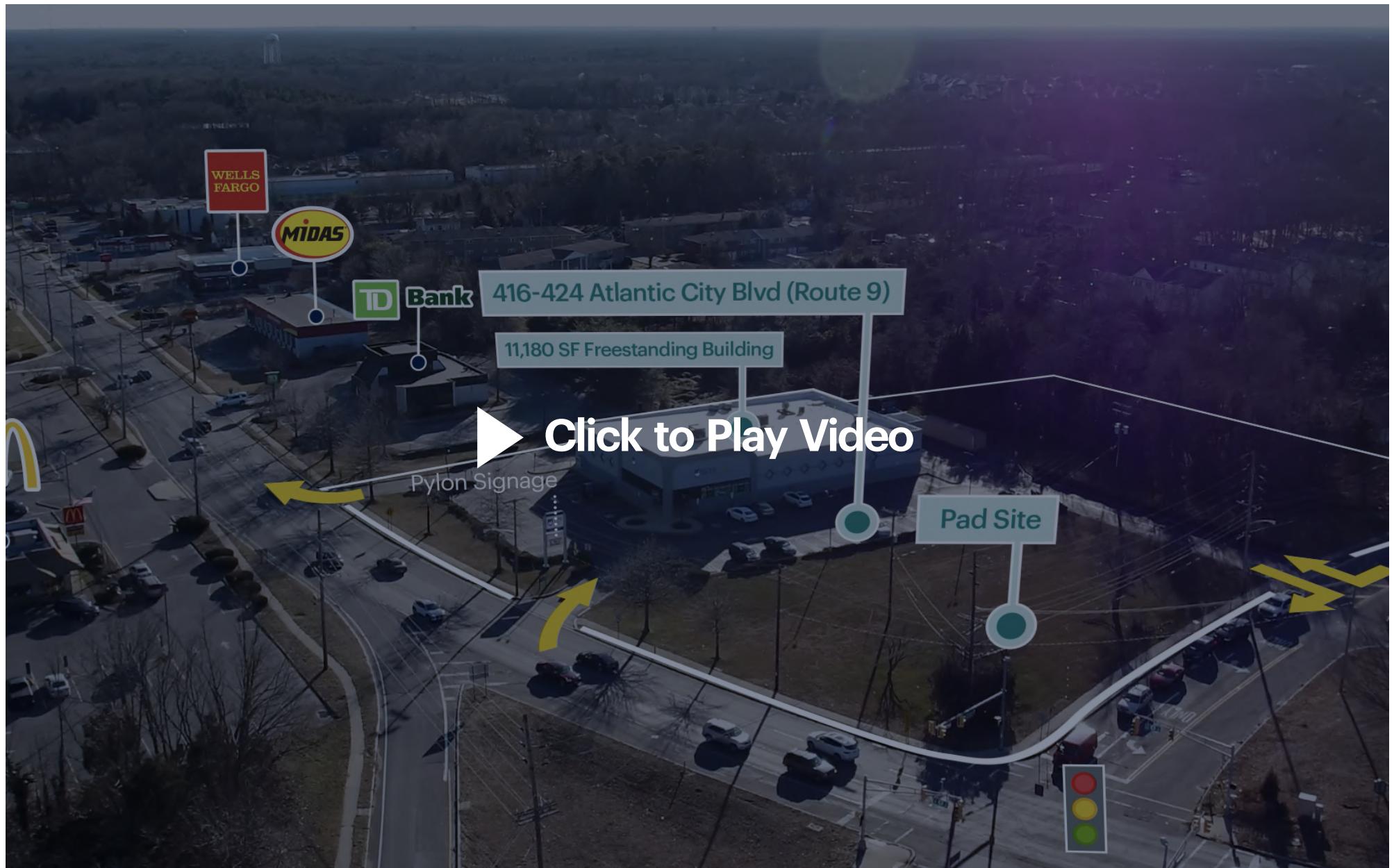
Market Aerial



Mid Level Aerial



Drone Footage



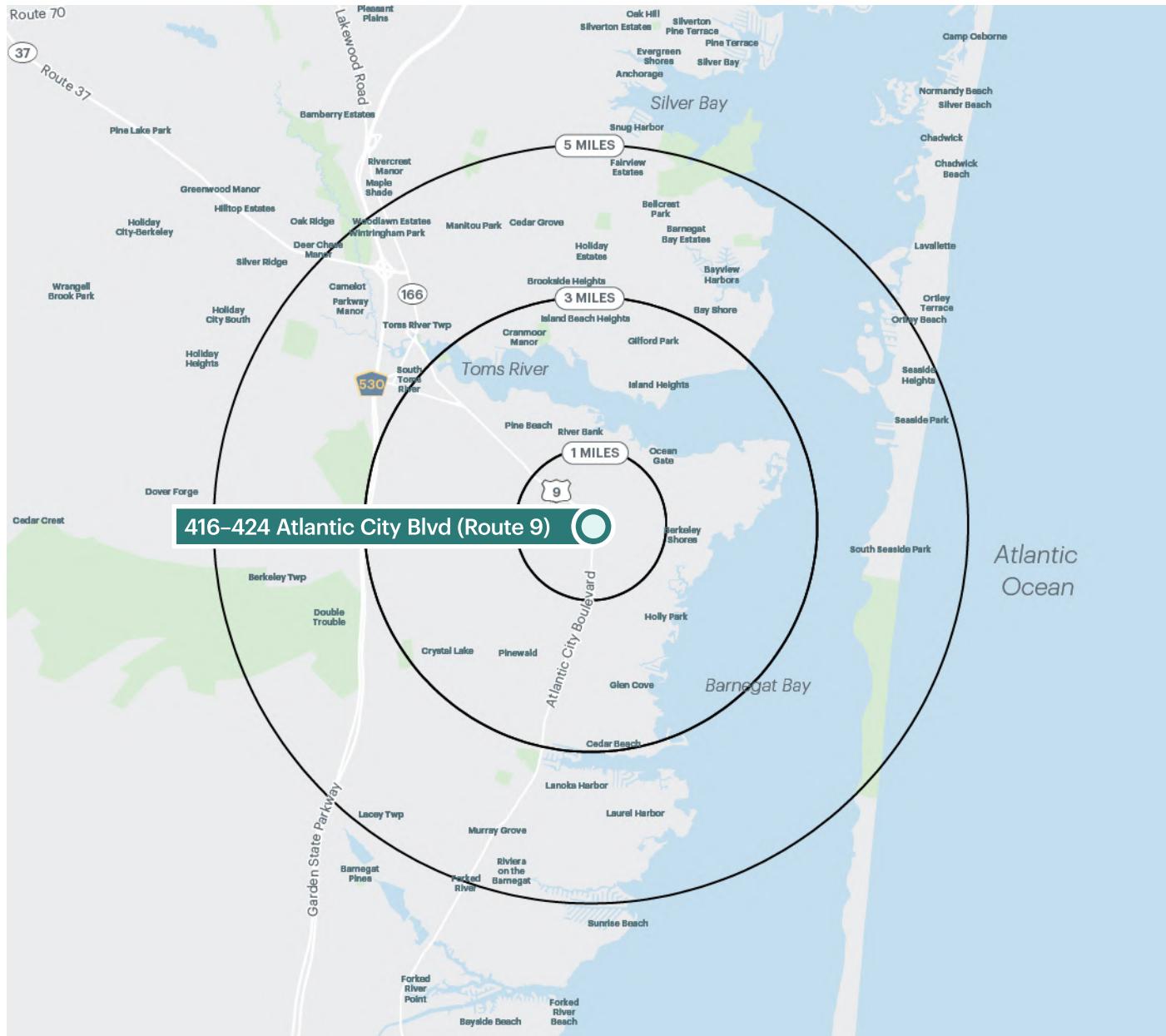
Property Photos



Interior Photos



Area Demographics



Population	1 mile	9,638
	3 miles	50,411
	5 miles	111,495
Total Households	1 mile	3,826
	3 miles	18,833
	5 miles	42,381
Average Household Income	1 mile	\$118,419
	3 miles	\$129,432
	5 miles	\$129,905
Median Household Income	1 mile	\$93,676
	3 miles	\$102,401
	5 miles	\$102,215
% Population with Bachelors Degree +	1 mile	29%
	3 miles	34%
	5 miles	35%
Daytime Population	1 mile	7,053
	3 miles	34,640
	5 miles	100,937
Total Daytime Employees	1 mile	2,354
	3 miles	10,718
	5 miles	46,750
Total Businesses	1 mile	238
	3 miles	1,236
	5 miles	3,854