

# FOR SALE

**615 & 631 Cincinnati Ave**  
EGG HARBOR CITY, NJ

**42,000 SF**  
**.96 ACRES**



## CONTACT:

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**kw** **SHORE**  
**PROPERTIES**  
**KELLERWILLIAMS**





# PRIME REDEVELOPMENT OPPORTUNITY

**615 & 631 CINCINNATI AVENUE**  
EGG HARBOR CITY, NJ

## Age 55+ Housing Opportunity

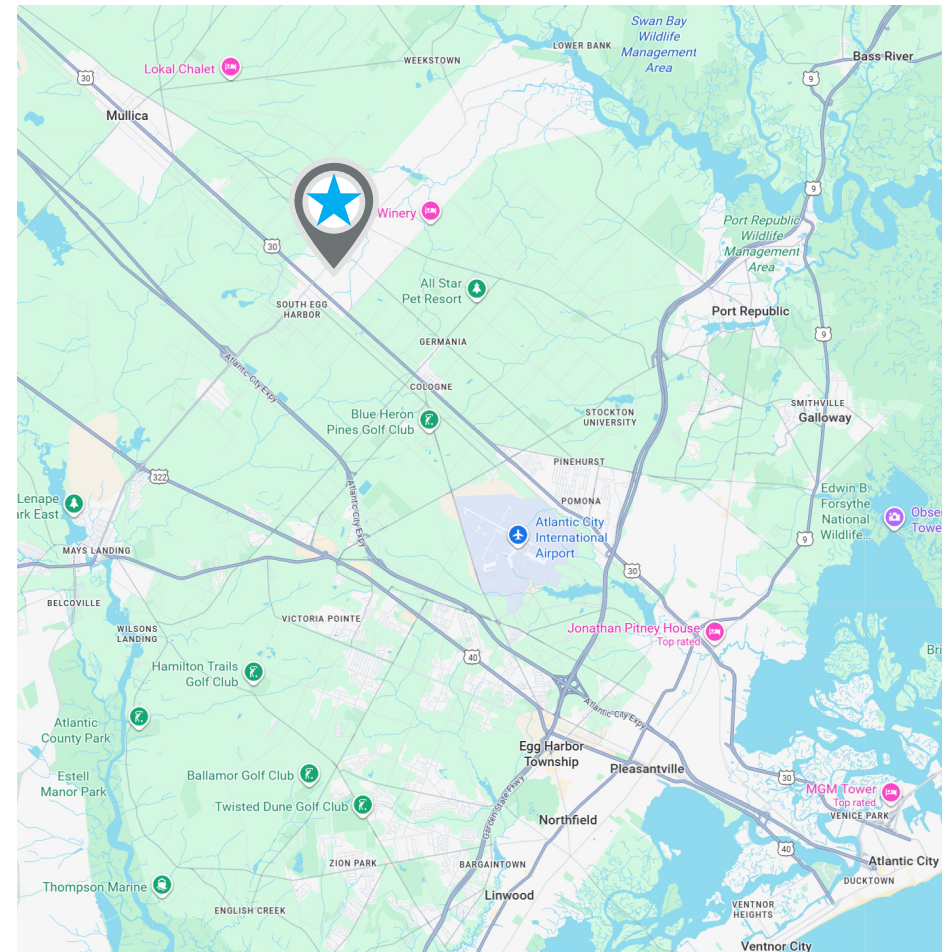
An exceptional opportunity to create a vibrant age 55+ community in a highly desirable location. The combined subject properties total approximately 42,000 square feet, offering ample space for higher-density residential development, subject to approvals.

Ideally situated near the downtown district, residents will enjoy convenient access to shopping, dining, and essential services. The site is well-connected with NJ Transit Bus 554 service, providing direct routes to Atlantic City and PATCO connections to Center City Philadelphia. Major highways, including the Garden State Parkway and Atlantic City Expressway, are just minutes away, ensuring easy regional access.

Demand for age 55+ rental and ownership housing continues to rise across New Jersey, driven by strong demographic trends and lifestyle preferences. This property presents a rare chance to meet that need with a thoughtfully designed, accessible, and well-located community.

## Highlights

- Approximately 42,000 SF combined site area
- Ideal for age 55+ housing (rental or ownership)
- Close to downtown amenities and public transportation
- Easy access to Atlantic City, Philadelphia, and major highways
- Strong market demand for active adult housing statewide



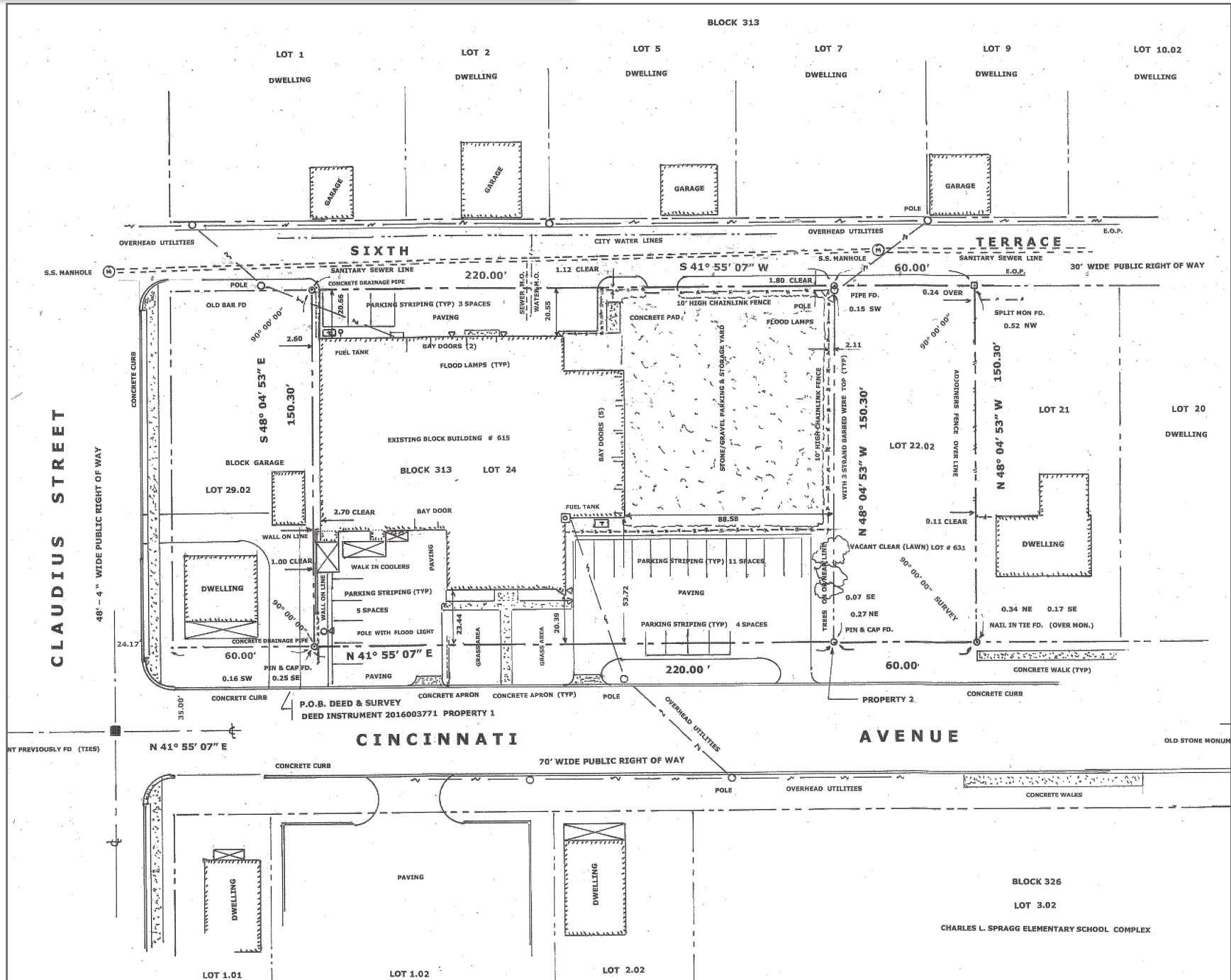
## PROPERTY SUMMARY

Address	615 & 631 Cincinnati Ave
Municipality	Egg Harbor City
County	Atlantic
Block	313
Lots	24, 25, 26, 27, 28, 29 & 22.02

Zoning	R-9 / RSRA Redevelopment Zone
Lot Size	.96 Acres
Real Estate Taxes	\$14,634 (#615) \$1,398 (#631)
Building Size (SF)	±42,000 (Combined Lots)



**615 CINCINNATI AVENUE**  
**& 631 EGG HARBOR CITY, NJ**





# TAX MAP

& 615 CINCINNATI AVENUE  
& 631 EGG HARBOR CITY, NJ





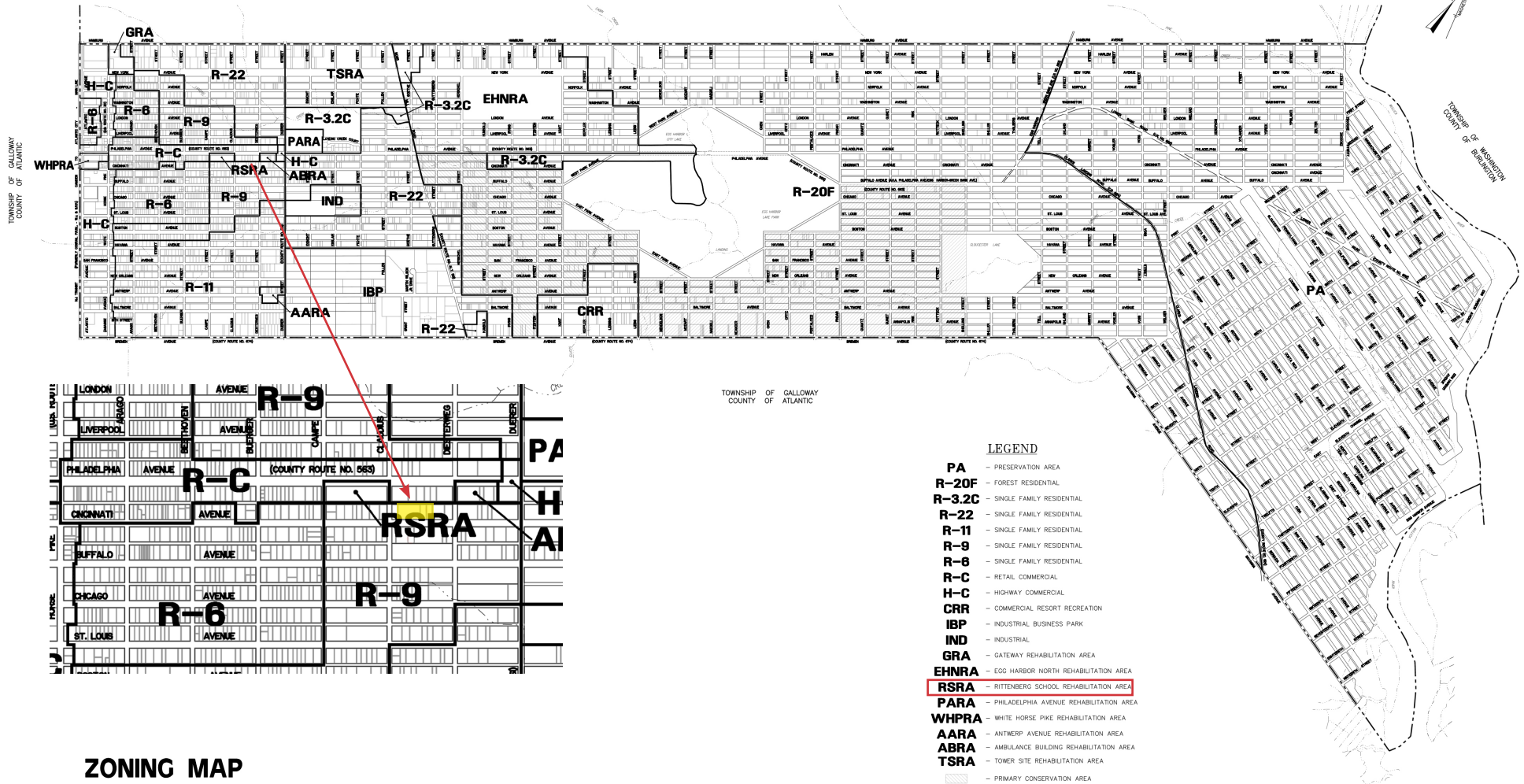
# ZONING MAP

& 615 CINCINNATI AVENUE  
& 631 EGG HARBOR CITY, NJ

## REVISIONS

11-20-09	EDWARD J. WALBERG	0544400
3-09-10	EDWARD J. WALBERG	0544400
5-10-10	EDWARD J. WALBERG	0544400
3-13-14	EDWARD J. WALBERG	0544400
12-05-16	EDWARD J. WALBERG	0544400
12-18-17	EDWARD J. WALBERG	0544400
11-13-18	EDWARD J. WALBERG	0544400
9-17-19	EDWARD DENNIS JR.	0606300

TOWNSHIP OF MULICA  
COUNTY OF ATLANTIC

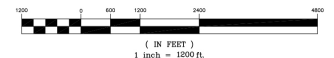


## LEGEND

- PA - PRESERVATION AREA
- R-20F - FOREST RESIDENTIAL
- R-3.2C - SINGLE FAMILY RESIDENTIAL
- R-22 - SINGLE FAMILY RESIDENTIAL
- R-11 - SINGLE FAMILY RESIDENTIAL
- R-9 - SINGLE FAMILY RESIDENTIAL
- R-6 - SINGLE FAMILY RESIDENTIAL
- R-C - RETAIL COMMERCIAL
- H-C - HIGHWAY COMMERCIAL
- CRR - COMMERCIAL RESORT RECREATION
- IBP - INDUSTRIAL BUSINESS PARK
- IND - INDUSTRIAL
- GRA - GATEWAY REHABILITATION AREA
- EHNRA - EGG HARBOR NORTH REHABILITATION AREA
- RSRA - RITTENBERG SCHOOL REHABILITATION AREA**
- PARA - PHILADELPHIA AVENUE REHABILITATION AREA
- WHPRA - WHITE HORSE PIKE REHABILITATION AREA
- AARA - ANTWERP AVENUE REHABILITATION AREA
- ABRA - AMBULANCE BUILDING REHABILITATION AREA
- TSRA - TOWER SITE REHABILITATION AREA

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA
- ZONING BOUNDARY LINE
- MUNICIPAL BOUNDARY
- ARTIFICIAL-BLOCK-LIMIT-LINE
- LOT LINE
- WATERWAY LINES

## GRAPHIC SCALE



## ZONING MAP CITY OF EGG HARBOR

ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 1200' DATE: 10-21-2006  
LAST REVISED: 9-17-2019

EDWARD DENNIS JR. NJ PROFESSIONAL PLANNER LIC. NO. 0606300



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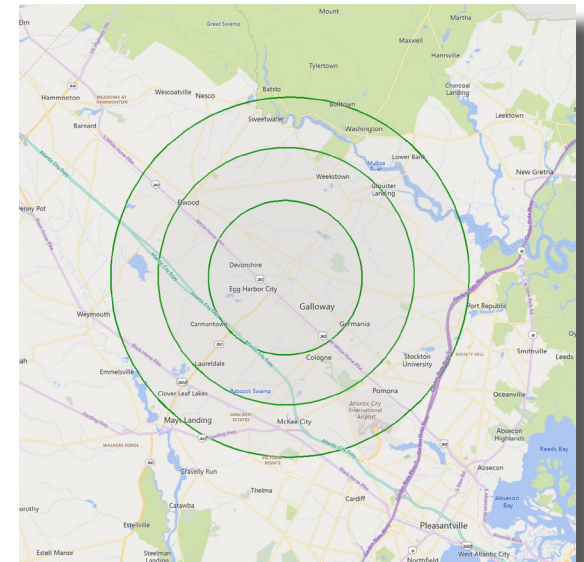
DATE: \_\_\_\_\_  
EDWARD DENNIS JR.  
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## Demographics Map & Report

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	7,878	13,409	42,724
MEDIAN AGE	43	47	43
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,025	5,134	14,342
# OF PERSON PER HH	2.6	2.61	3.02
AVERAGE HH INCOME	\$76,298	\$99,346	\$106,548
MEDIAN HOUSE VALUE	\$193,461	\$221,611	\$201,603

*Demographics data derived from LandVision*





Your  
Team

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Vice President  
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Marketing Coordinator



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Brokerage Coordinator