2 W 9TH ST

OCEAN CITY, NJ

±9,634 SF AVAILABLE FOR LEASE

(FIRST FLOOR SF: ±7,467 SF, SECOND FLOOR: ±2,167 SF)

SCAN FOR VIRTUAL TOUR:

FIRST FLOOR

SECOND FLOOR

LEASED BY:

METRO® COMMERCIAL

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LOCATION HIGHLIGHTS

2 W 9TH STREET | OCEAN CITY, NJ 08226

PRIME OCEAN CITY POSITION
Situated on the premier corner of 9th Street and Bay Avenue, this property is the gateway to island with great visibility, access and exclusive parking field.

STRONG PEDESTRIAN & VEHICULAR TRAFFIC & VISIBILITY:
The location captures heavy seasonal foot traffic driven by summer tourism, downtown events, and walkability between the beach, boardwalk, and Asbury Avenue.

CORE TOURISM TRADE AREA
Located within one of Ocean City's most desirable visitor zones, where the population increases dramatically during peak summer months, supporting strong retail sales volumes. During the off season, Ocean City has seen activity continue to grow year over year.

SURROUNDED BY DENSE RESIDENTIAL & SHORT-TERM RENTALS
Immediate access to nearby condominiums, single-family homes, and weekly rental properties provides a consistent customer base of both year-round residents and repeat seasonal visitors.

WALKABLE TO BEACH & BOARDWALK
The property is within a short walk of Ocean City's beach and boardwalk, allowing retailers to capture both destination shoppers and vacationers transitioning between key attractions.

CONVENIENT ACCESS & PARKING
Frontage along 9th Street, a major east-west connector, offers easy access from the beach and downtown, supplemented by exclusive parking lot.

FAVORABLE RETAIL ENVIRONMENT
Ocean City's family-oriented, alcohol-free market and limited national chain presence create strong demand for boutique, specialty, and experiential retail concepts.

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GATEWAY PROPERTY TO OCEAN CITY - AMERICA'S #1 FAMILY TOWN

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OCEAN CITY, NJ

2 WEST 9TH STREET

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ADDITIONAL PHOTOS

HIGHLIGHTS

8 MILES
OF BEACHES

±500
HOTEL ROOMS

2.5 MILE
BOARDWALK

15,386 VPD
STAINTON MEMORIAL CAUSEWAY

PROPOSED
"ICONA IN WONDERLAND"
EXPECTED TO ATTRACT
1,000 NEW TOURISTS EVERY THREE DAYS.
THE PROJECT IS A $135M LUXURY
252-ROOM HOTEL

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ADDITIONAL PHOTOS

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2 WEST 9TH STREET

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FLAGSHIP PROPERTY LOCATED AT THE HARD CORNER OF 9TH STREET AND BAY AVENUE

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SITE PLAN

FIRST FLOOR

SECOND FLOOR

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OCEAN CITY, NJ

2 WEST 9TH STREET

SIGNAGE & LOADING

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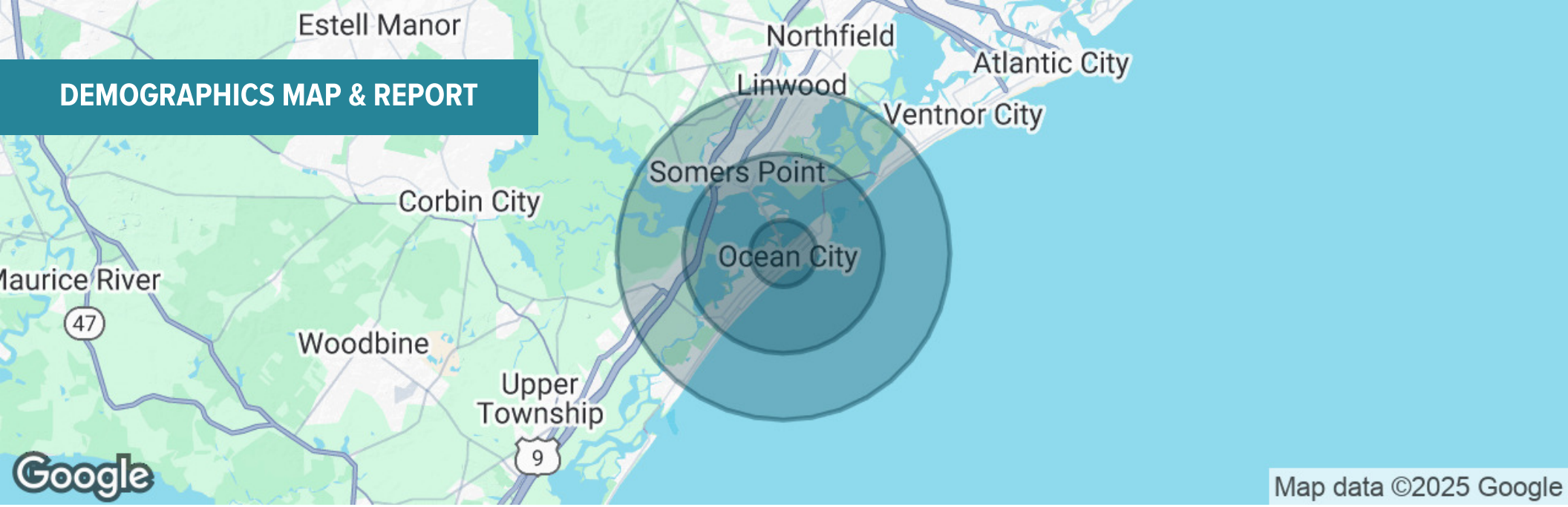
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,250	14,337	39,694
Average Age	50	51	48
Average Age (Male)	49	49	47
Average Age (Female)	51	52	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,520	6,859	17,874
# of Persons per HH	2.1	2.1	2.2
Average HH Income	$116,336	$127,363	$132,451
Average House Value	$832,946	$777,350	$603,635

Demographics data derived from AlphaMap

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