

REDEVELOPMENT OPTIONS



121 Atlantic City Boulevard (Route 9)

Bayville/Berkeley Township, New Jersey

Availability

- Future +/- 7,300 SF (Divisible)
- or
- Pad Available

Acres

- +/- 1.09 Acres

Traffic Count

- 31,858 VPD

Demographics

| Radius | Total Population | Total Daytime Population | Median HH Income |
|--------|------------------|--------------------------|------------------|
| 1 Mile | 7,167 | 4,554 | \$110,435 |
| 3 Mile | 66,199 | 59,168 | \$101,430 |
| 5 Mile | 120,305 | 110,747 | \$98,864 |

For Sale or Lease - Contact

Gregg Medvin

Ph. 732-724-3962

gregg@piersonre.com

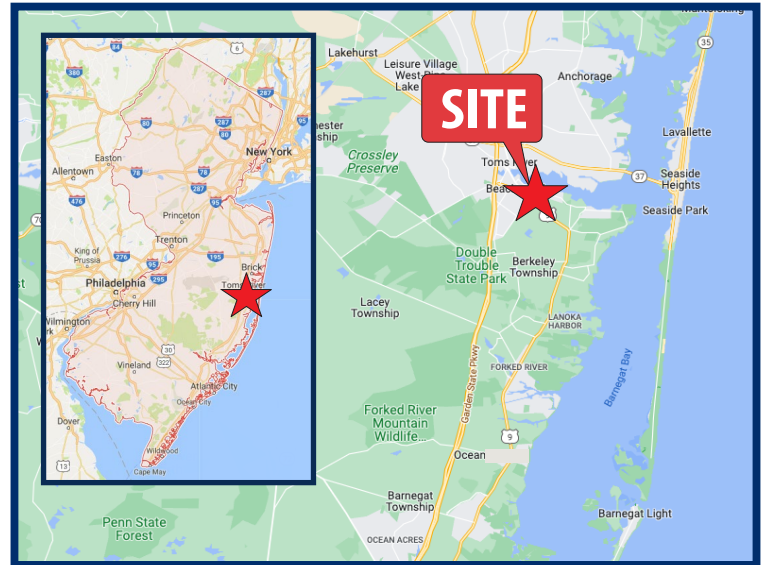
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121 Atlantic City Boulevard (Route 9) Bayville/Berkeley Township, New Jersey

Site Description

- New redevelopment opportunity in the heart of the "Bayville" (Berkeley Township) retail corridor along Route 9
- Located at the Route 9 & Stanton Avenue intersection with multiple means of access and potential plans for road widening improvements
- +/- 1.09 acre redevelopment site for sale, lease, build-to-suit and/or ground lease
- Dense market pulling from vast area of surrounding towns with a residential population of approximately 120,000 people within 5 miles and strong median incomes of approximately \$101,000 within 3 miles

State Map



Macro Market Aerial



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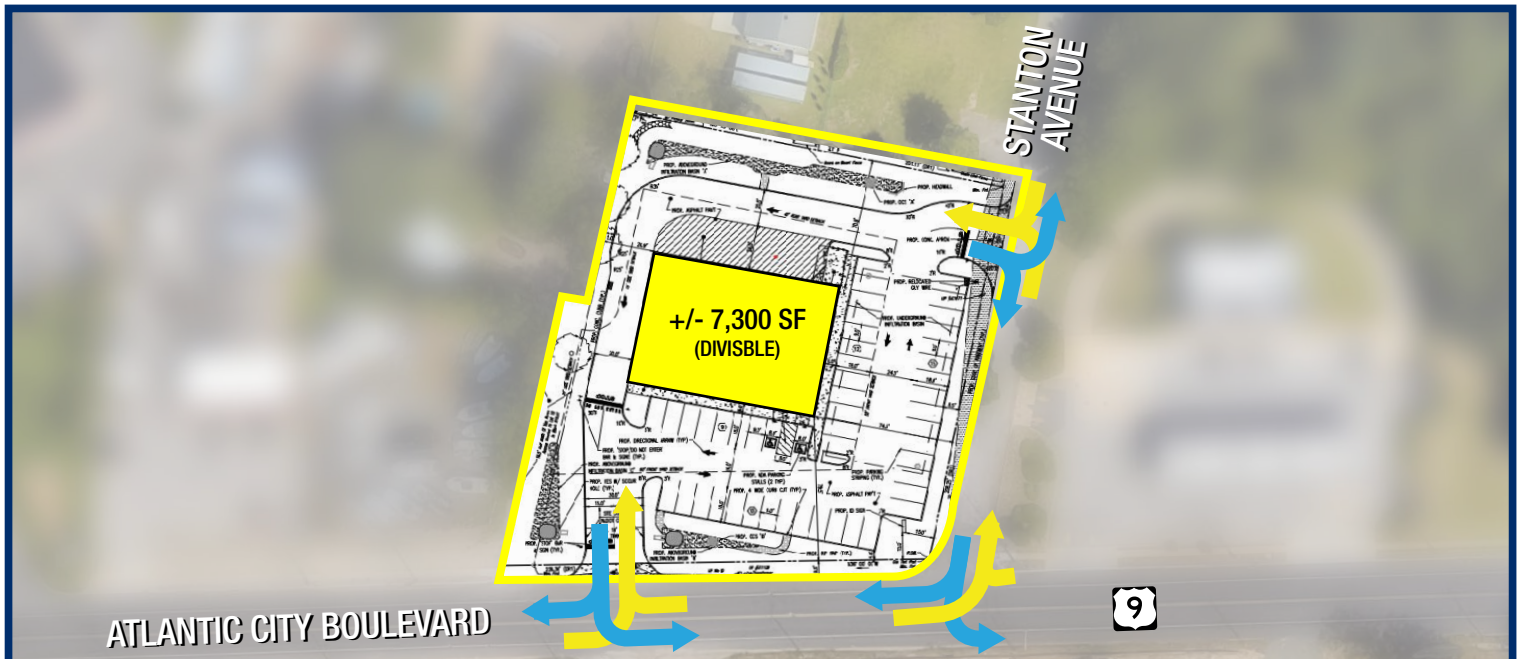
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Micro Market Aerial



Conceptual Site Plan



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