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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



FOR
SALE
OR
LEASE

PRIME OFFICE CONDO

9219 ATLANTIC AVENUE, MARGATE CITY, NJ 08402



OFFERING SUMMARY

Asking Sale Price: \$1,395,000

Asking Lease Rate: Call for Details

Size Available: +/- 2,197 SF

Zoning: Central Business District

Parking: +/- 20 Spaces

Signage: Monument

Taxes: \$15,592.50/year

Condo Fees: \$883.53/month



PROPERTY HIGHLIGHTS

+ Beautifully fit-out first floor office space located along Atlantic Avenue in the heart of Margate. The office features conference rooms, perimeter windowed offices, kitchenette and bull pen area. The space comes with 20 parking spaces, with the option to add additional spaces

+ The property is accessible from all Southern NJ thoroughfares including the Garden State Parkway, AC Expressway and Route 40. The property is just minutes away from Atlantic City and walkable to the beach. The office space is ideal for any number of office users including attorneys, accountants, general office, etc. Work where you live!

+ Nearby amenities include Wawa, CVS, and Steve and Cookie's by the Bay among other retail, medical and professional complexes, many in walking distance. The building is located among and nearby high demographic neighborhoods



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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	10,131	28,065	87,069
PROJECTED 2028	11,343	30,347	89,360

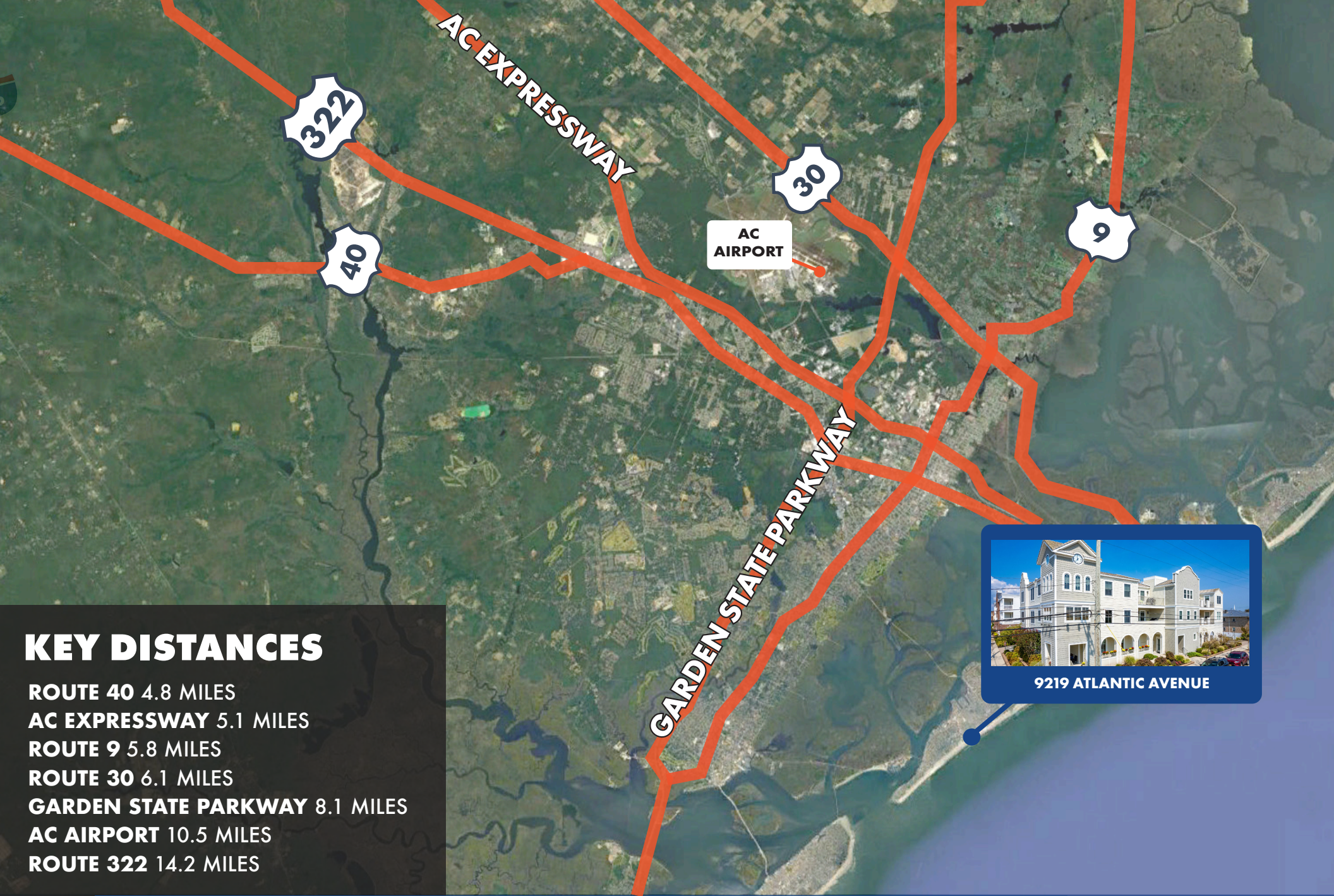
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,222	13,351	35,990
PROJECTED 2028	5,845	14,437	37,068

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$136,429	\$116,465`	\$97,443
MEDIAN INCOME	\$96,362	\$86,411	\$69,391



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KEY DISTANCES

- ROUTE 40 4.8 MILES
- AC EXPRESSWAY 5.1 MILES
- ROUTE 9 5.8 MILES
- ROUTE 30 6.1 MILES
- GARDEN STATE PARKWAY 8.1 MILES
- AC AIRPORT 10.5 MILES
- ROUTE 322 14.2 MILES



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NEARBY AMENITIES

DINING

- Barrels of Margate
- Bocca Coal Fired Bistro
- Gilchrist Downbeach
- Isabellas Ventnor Café
- Sapore Italian
- Sundaze Ice Cream
- Uncle Ginos Pizza & Ristorante
- Velo Café
- Water Dog Smoke House
- Wokworks Margate

RETAIL/GROCERY

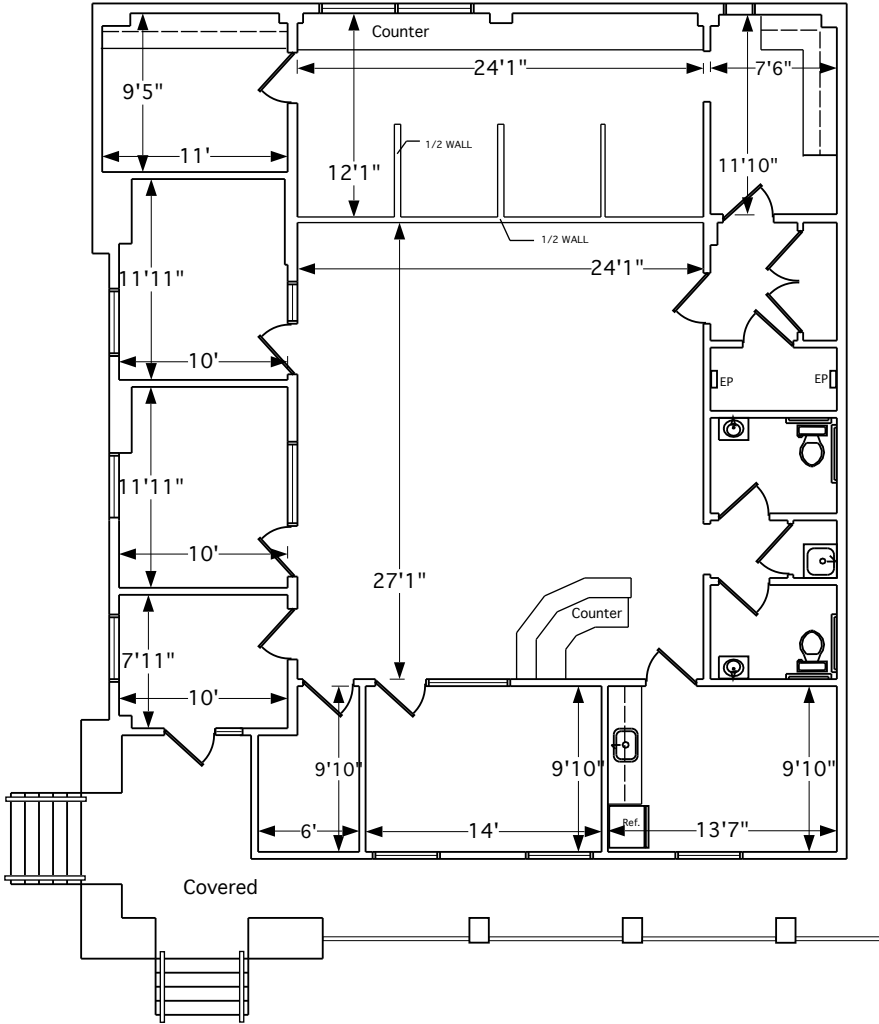
- Doggie Beach Boutique
- Downbeach Liquors
- Florida Cold Cuts & Liquors
- Knit Wit
- Margate Cleaners
- Sandy Feet
- Shop Sixty Five
- Ventnor Food Market
- Venturas Greenhouse
- Verizon
- Walgreens
- Wawa



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FLOOR PLAN

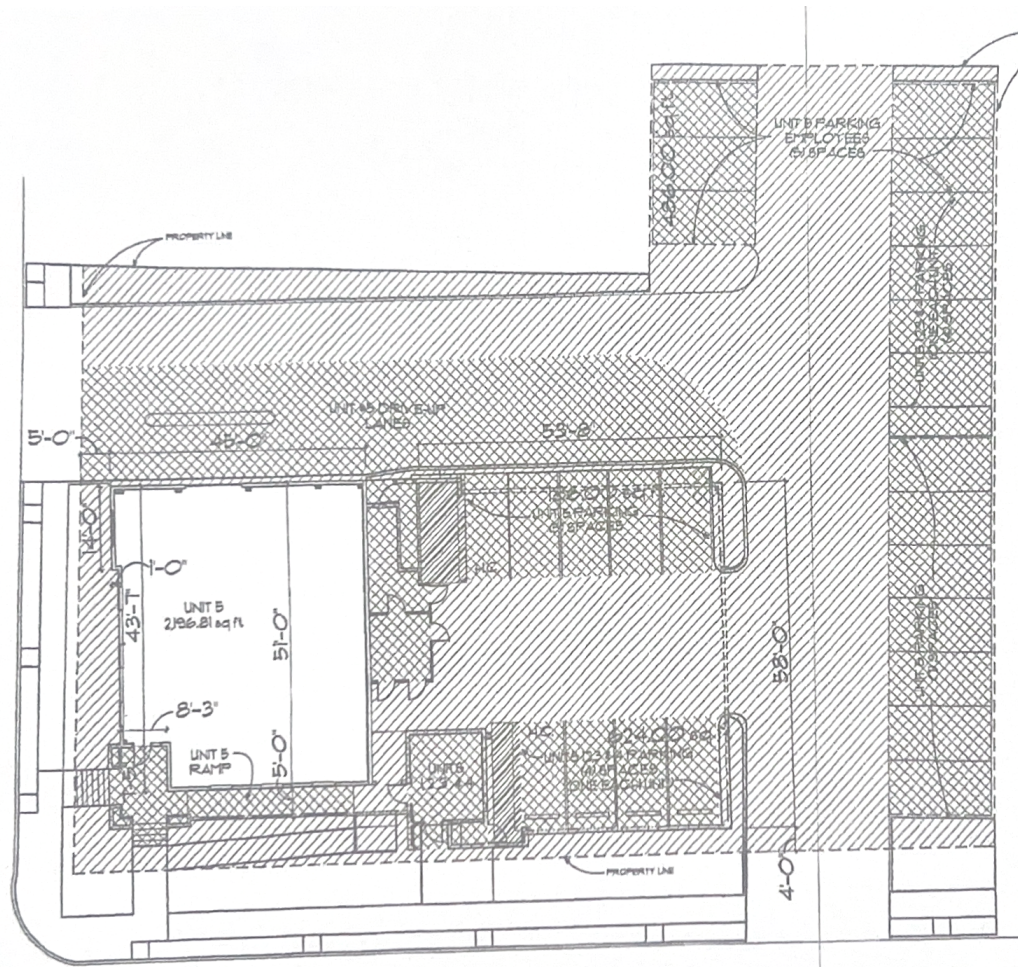


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SITE PLAN



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PHOTOGRAPHY

PARKING



DIRECT ACCESS



KITCHENETTE



HIGH-END FINISHES



BULLPEN



PERIMETER OFFICES



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