

321 E CEDAR AVE
WILDWOOD, NJ

AVAILABLE FOR SALE
PRIME WILDWOOD DEVELOPMENT OPPORTUNITY PROPERTY

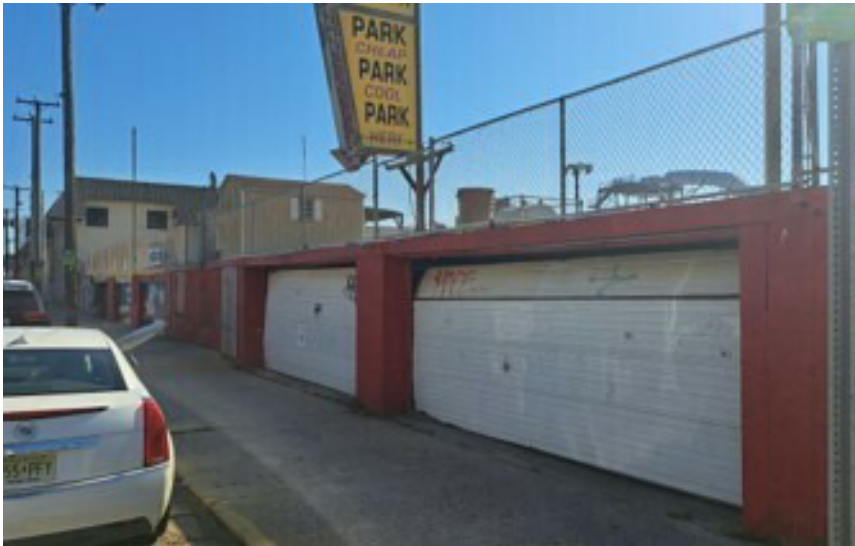
4,200 SF
1.02 Acres

PROPERTY HIGHLIGHTS

- 4,200 SF on 1.02 acres
- Garage infrastructure under concrete pad and off-street metered parking
- Zoned BRZ (Boardwalk Redevelopment Zone)
- Bus Route 552 for public transportation
- Excellent access to nearby dining and entertainment
- Concrete pad is potentially significant infrastructure for development standpoint
- Located in the heart of Wildwood, offering easy access to Wildwood Boardwalk, New Jersey Ave, Rio Grand Ave, and the NJ Turnpike



ADDITIONAL PHOTOS



INTERIOR PHOTOS



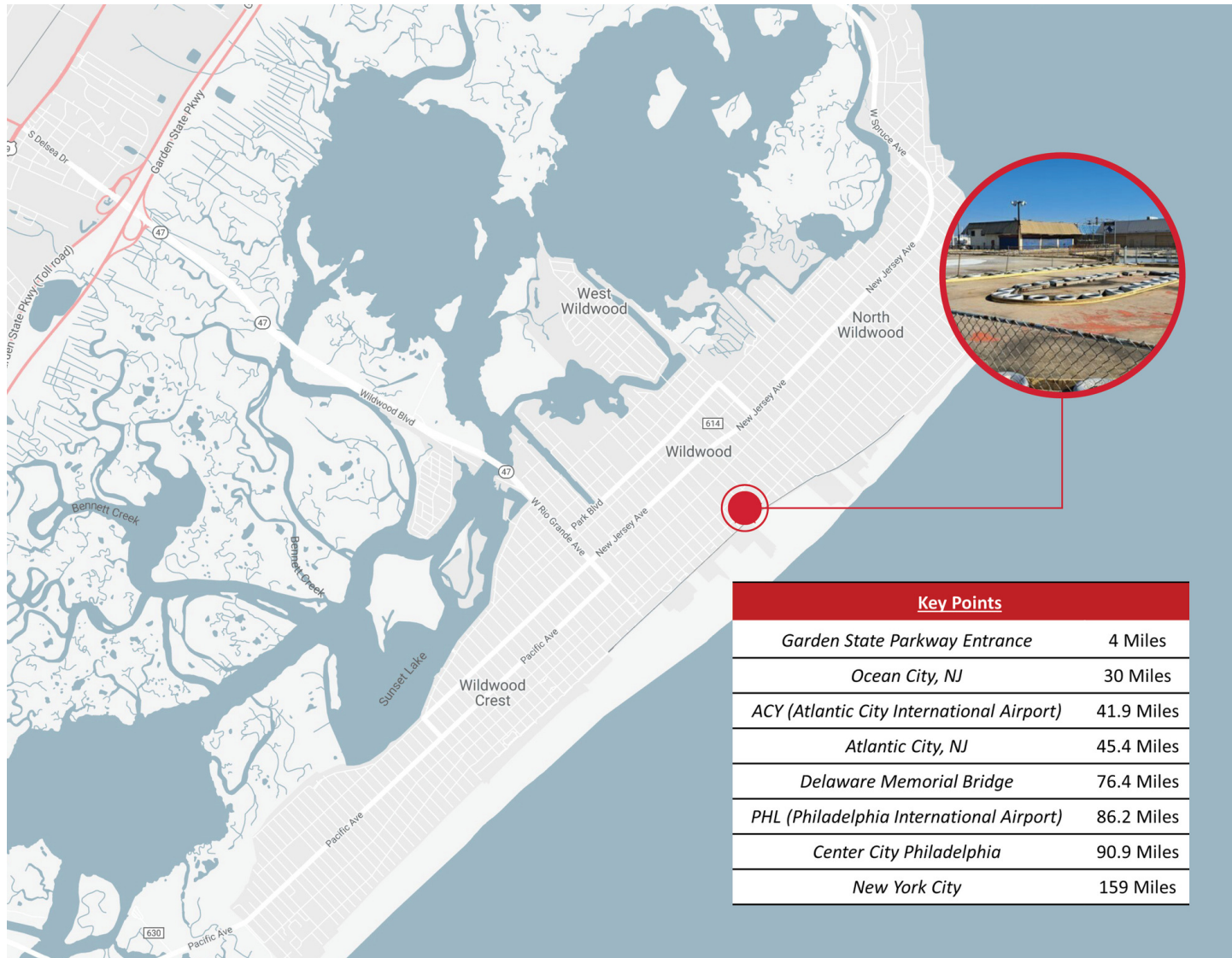
AREA OVERVIEW

WILDWOOD, NEW JERSEY

The 1950s and 1960s were truly a Golden Era for America and for generations of families who took to the highways in tail-fin cars to share vacations at the shore. And, for those folks whose summer vacations were spent along the sun-splashed beaches of the Southern Jersey Shore, the Wildwoods By-the-Sea were the epicenter of the East Coast's post-World War II cultural explosion. The splashy resort was midwife to the birth of rock 'n' roll music and host to most of the top entertainers of the day. At the same time, it was the proving ground for a funky new architectural form that added an exotic aura to the legions of motels that sprang up along Five-Mile Island. Like the music of the time, the architecture has become known nationally as the Doo Wop style— and the Wildwoods are considered the Doo Wop Capital of the World. Widely considered today, as one of America's premiere beach vacation destinations, the Wildwoods offer a plethora of commercial offerings for both residents and tourists. Given its ideal location along New Jersey's coast, settled between numerous other prominent New Jersey shore destination cities, Wildwood continues to be a major draw for both residential and commercial development.



AREA MAP



Key Points	
Garden State Parkway Entrance	4 Miles
Ocean City, NJ	30 Miles
ACY (Atlantic City International Airport)	41.9 Miles
Atlantic City, NJ	45.4 Miles
Delaware Memorial Bridge	76.4 Miles
PHL (Philadelphia International Airport)	86.2 Miles
Center City Philadelphia	90.9 Miles
New York City	159 Miles

DEMOGRAPHICS MAP & REPORT

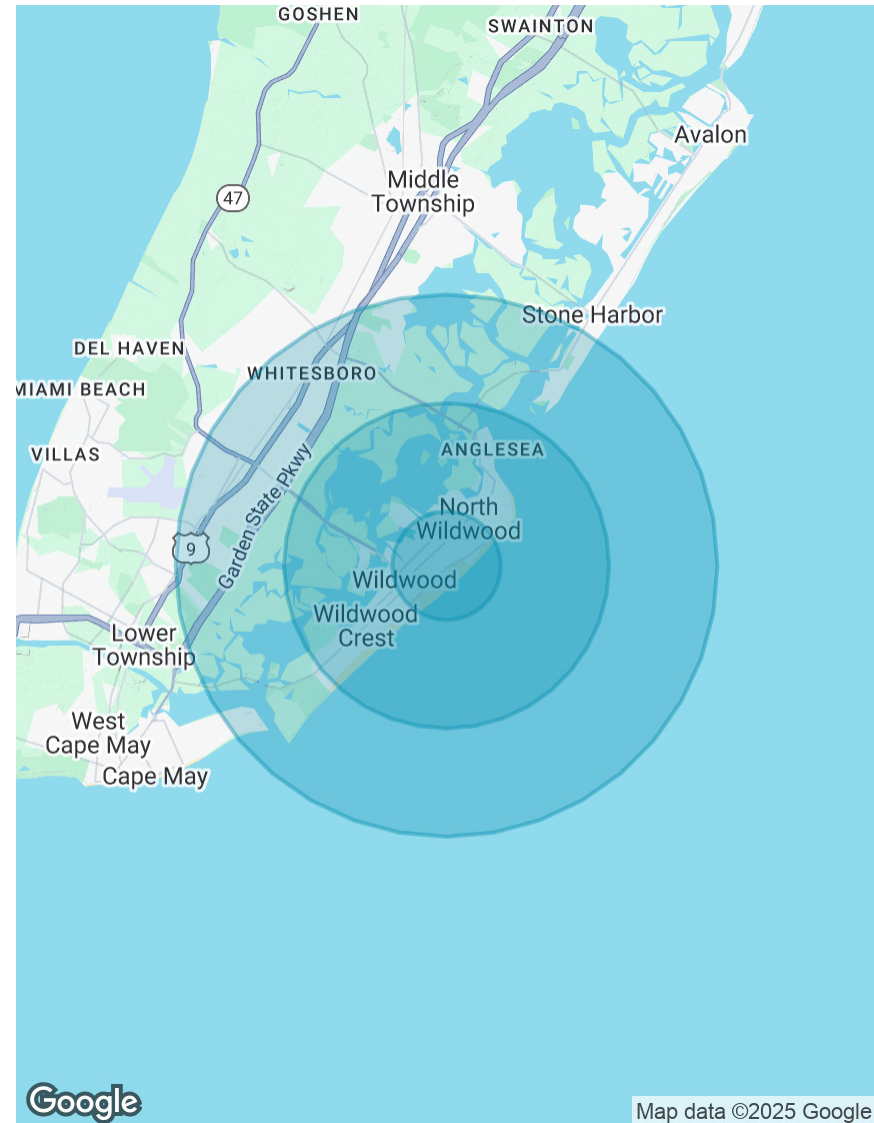
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,778	13,460	21,659
Average Age	45	50	49
Average Age (Male)	44	49	47
Average Age (Female)	46	51	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,151	6,510	9,917
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$85,887	\$98,062	\$101,293
Average House Value	\$449,835	\$542,262	\$510,974

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Jason Ostach
Vice President
215.448.6021
jostach@binswanger.com



Nick Giganti
Vice President
215.448.6090
ngiganti@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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