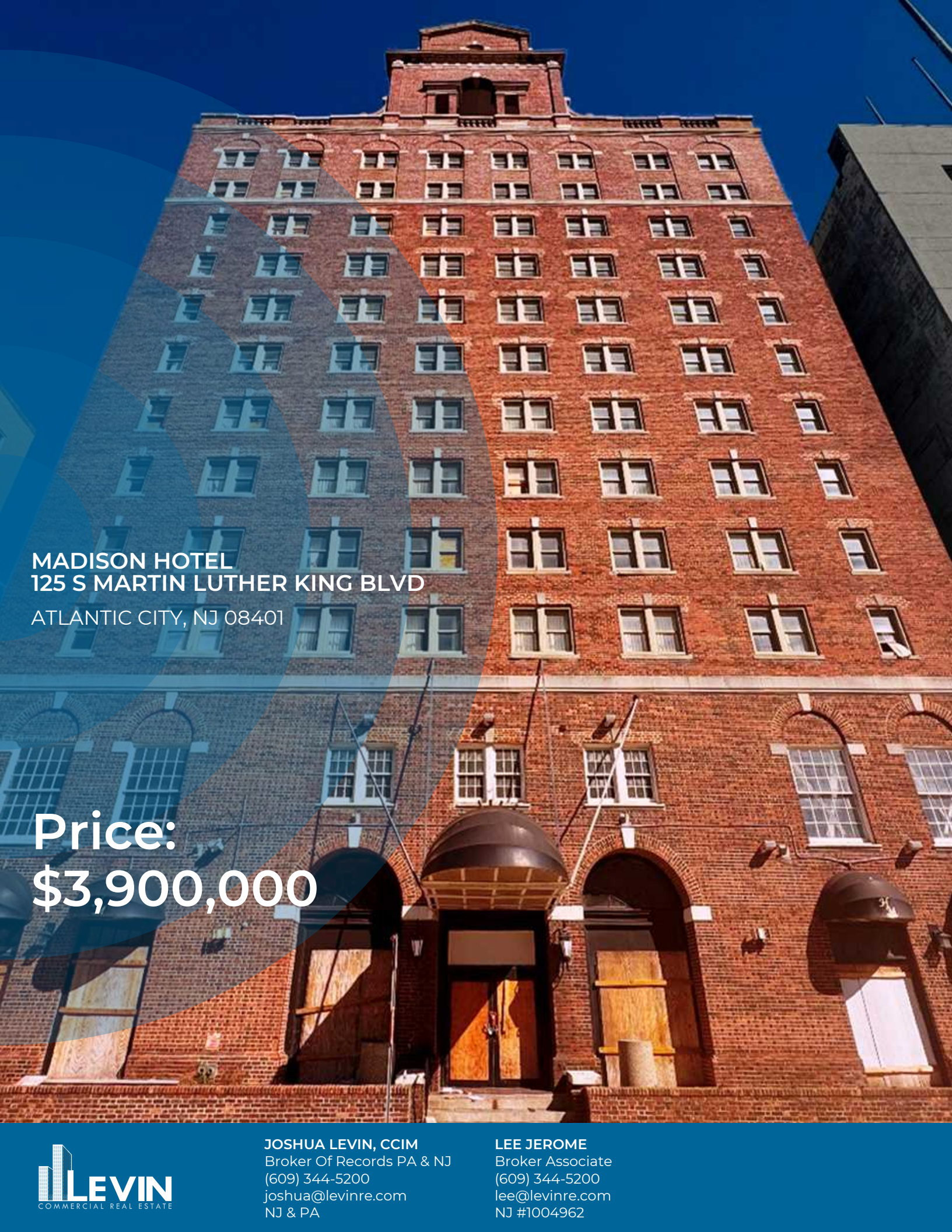




MADISON HOTEL
125 S MARTIN LUTHER KING BLVD
ATLANTIC CITY, NJ 08401

Price:
\$3,900,000



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PROPERTY DESCRIPTION

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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\$3,900,000

This iconic thirteen-story landmark combines an irreplaceable beach block location with an existing 126-suite layout, substantial building infrastructure, and access to numerous redevelopment incentive programs. Positioned within an Opportunity Zone and designated redevelopment area, the property is ideally suited for a visionary developer seeking to capitalize on Atlantic City's continued resurgence.

The Madison offers a rare combination of scale, location, and existing infrastructure that is increasingly difficult to replicate. Featuring a grand lobby, commercial kitchen, restaurant space, meeting rooms, executive offices, three elevators servicing every floor, and 126 existing suites, the building provides an exceptional foundation for a transformative redevelopment. Whether repositioned as residential, hospitality, mixed-use, or another creative adaptive reuse, the Madison presents an opportunity to restore one of Atlantic City's most recognizable landmarks while benefiting from the city's ongoing public and private investment.

SECTION I

Property Highlights





Building Description

- 1st floor - lobby, bar area, dining room, commercial kitchen, offices and back of the house storage, mechanicals and boiler room.
- 2nd floor - 14 suites, office and meeting rooms.
- 3-4 & 6-12 - floors: 4 double suites 2 bath, 5 double suites 1 baths, 2 single suites 1 bath (99 total)
- 5th floor: 4 double suites 2 bath, 4 double suites 1 baths, 1 single suite 1 bath. (2 suites were removed to create a lobby)
- 13th floor 4 large double suites (2baths)
- 2 front of the house elevators and 1 back of the house elevator, all three service every floor.

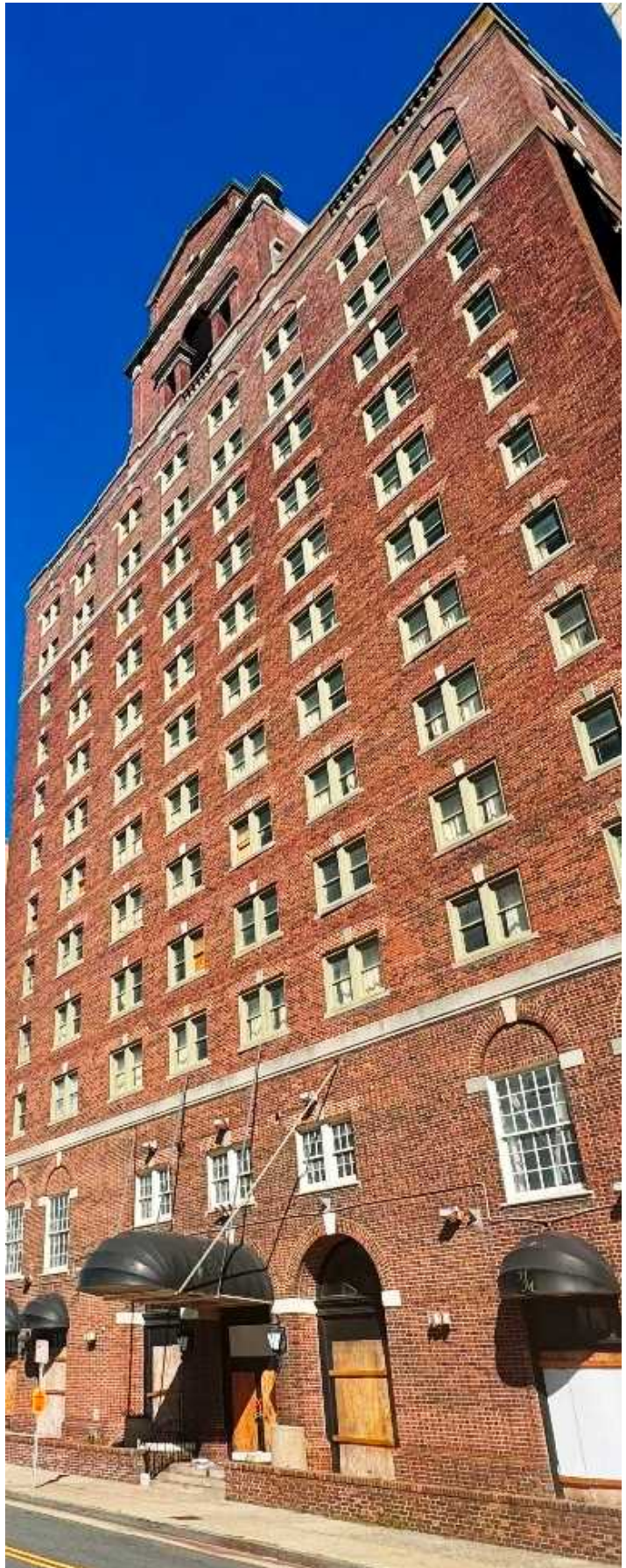
SECTION II

Investment Highlights



Investment Highlights

- Prime Redevelopment Opportunity in the Heart of Atlantic City
- Fourth Floor Partially Reconfigured to Demonstrate a Modern Residential Layout
- Multiple Local, State & Federal Incentive Programs Available
- Opportunity Zone
- Historic Tax Credit Potential
- ASPIRE Program Eligibility (Buyer to Verify)
- Located Within a Designated Redevelopment Area
- Significant Value-Add Opportunity
- Recent successful property tax appeal
- Multiple new development projects underway in immediate area.



SECTION III

Floor Plate Layout

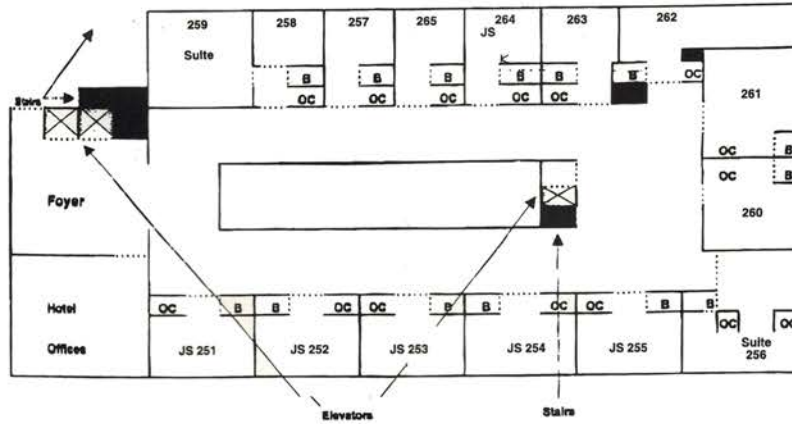


FLOOR 2

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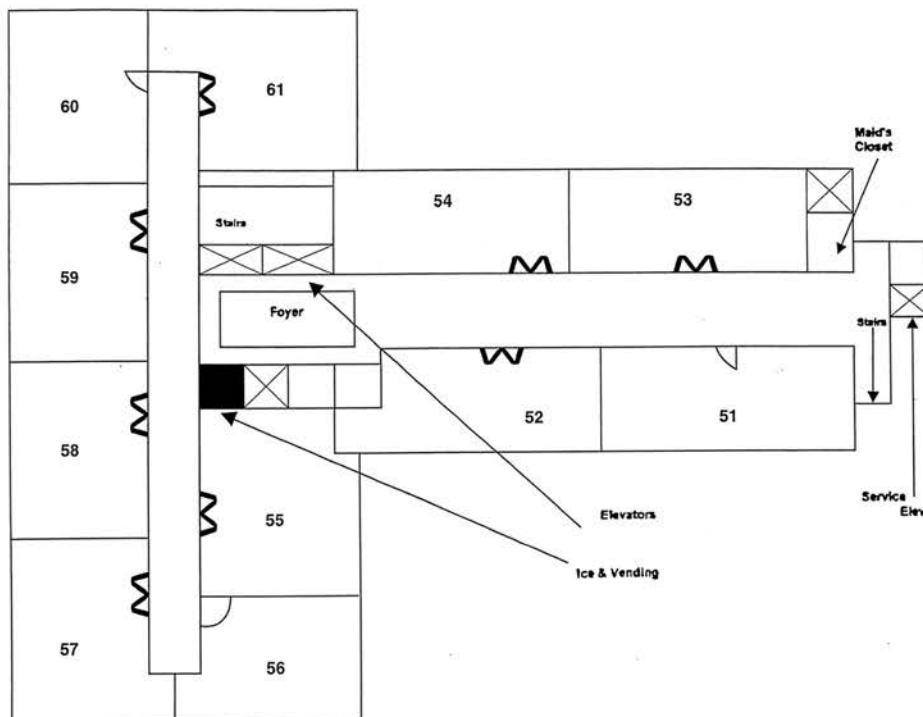


FLOORS 3-4/6-12

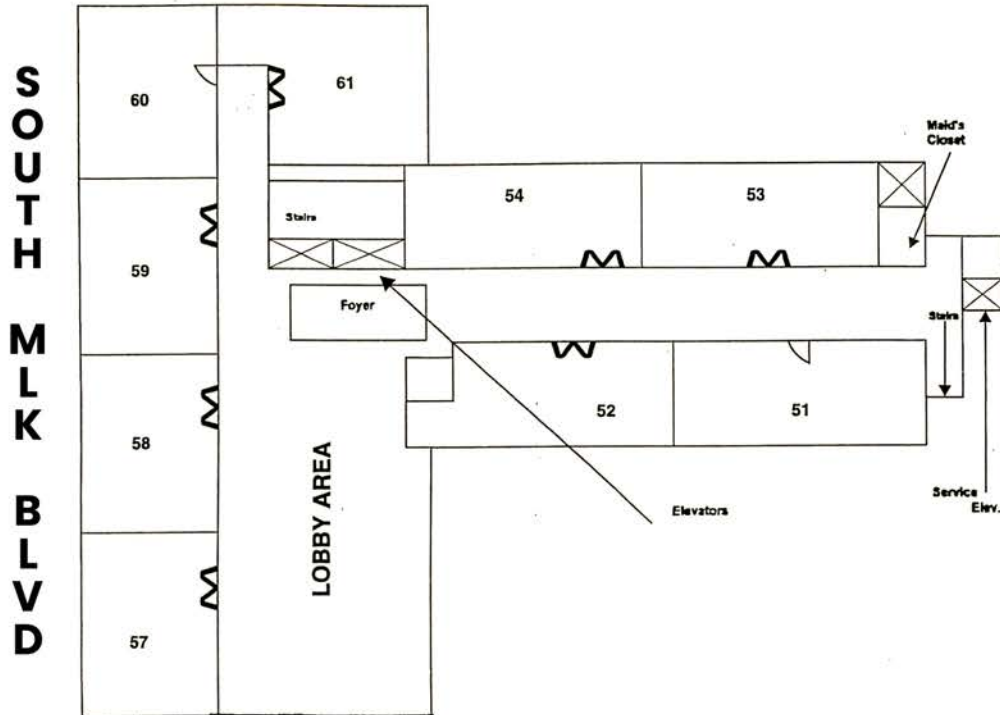
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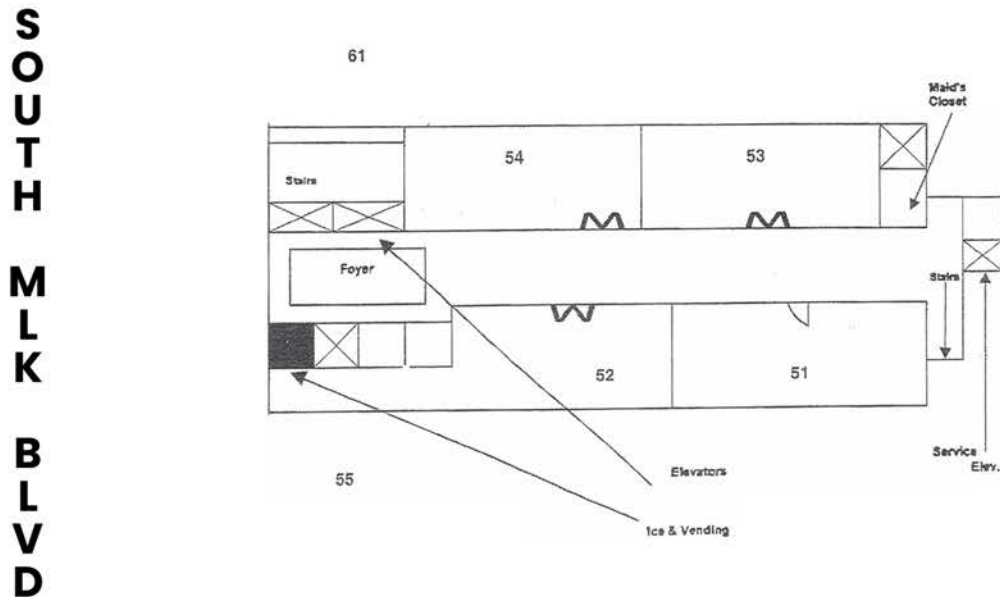
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FLOOR 5



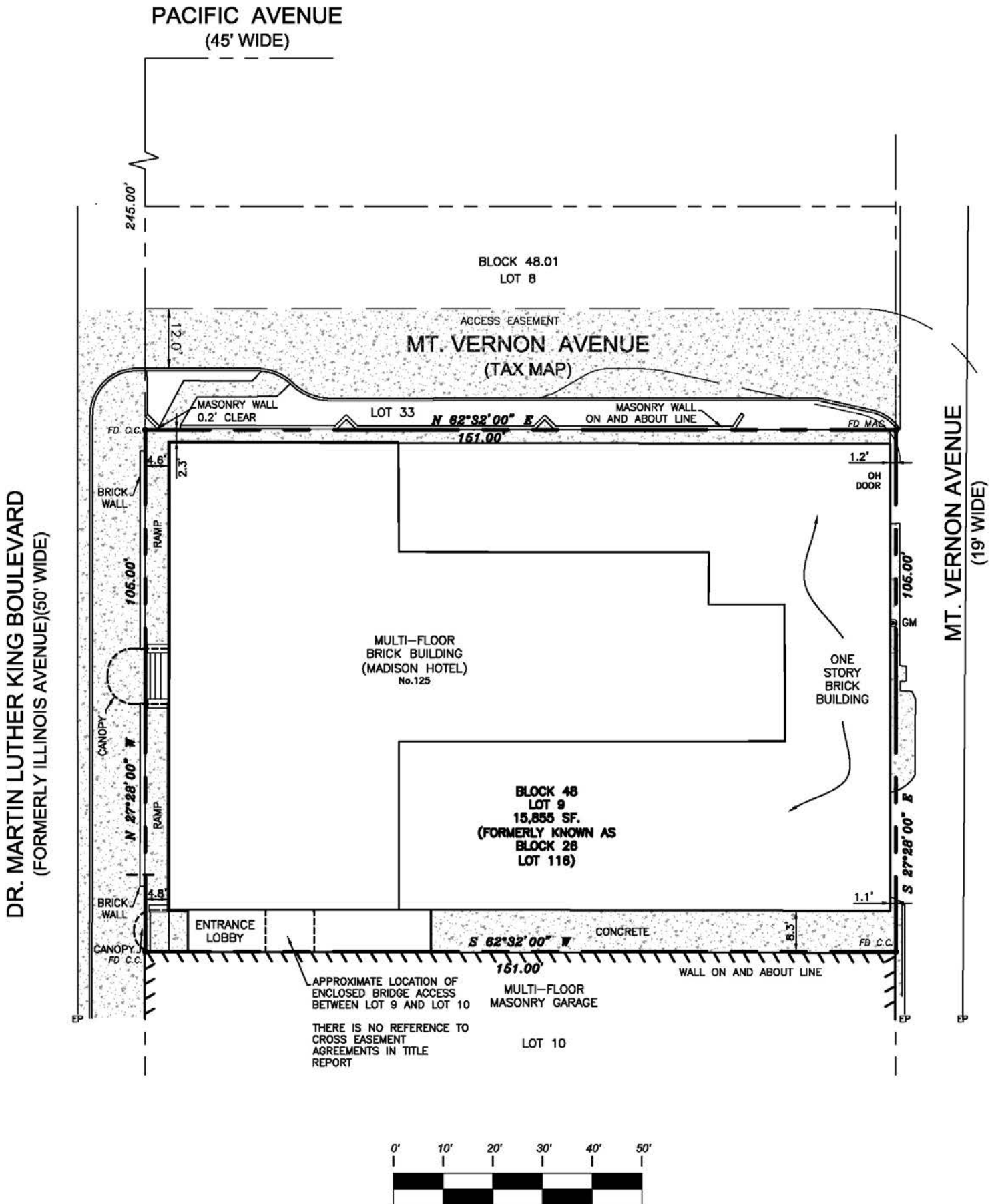
FLOOR 13



SECTION IV

Survey





SECTIONS

Photos, Aerials &
Maps



DRIVING DISTANCE MAP

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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BUSINESS MAP

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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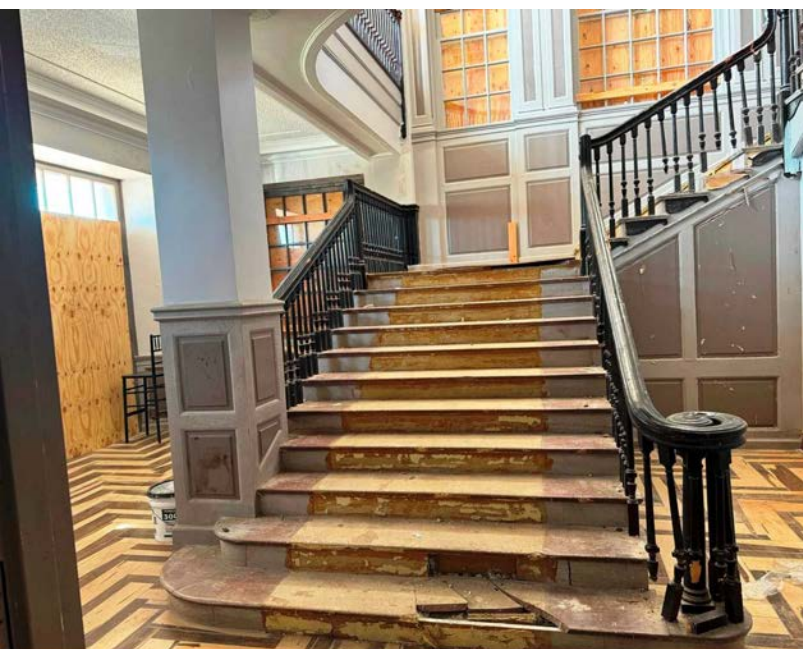
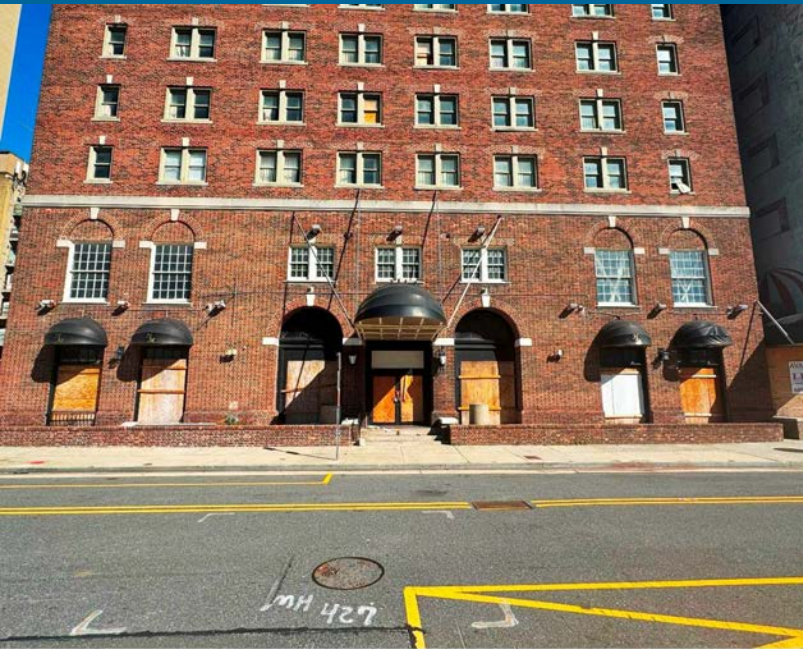


PROPERTY PHOTOS

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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PROPERTY PHOTOS

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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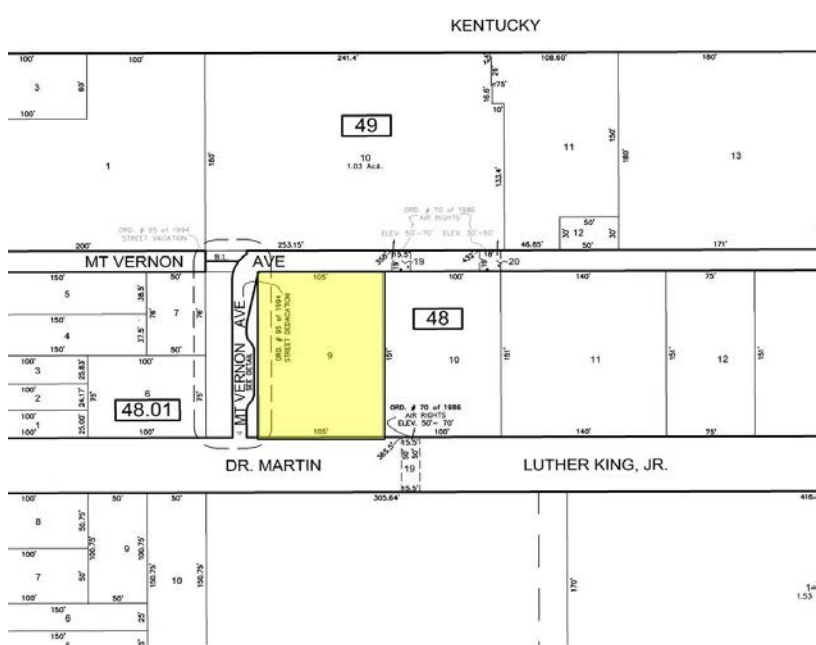
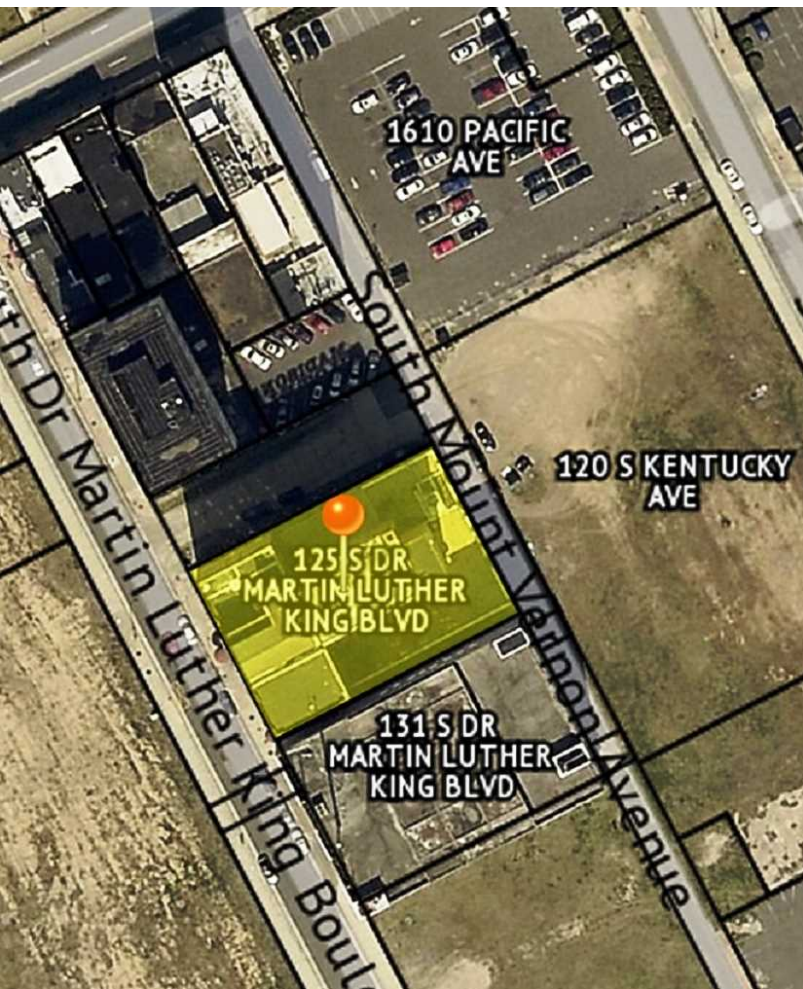


PROPERTY PHOTOS

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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SECTION VI

Executive Summary

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	18,165	46,172	58,993
2020 Male Population	48.5%	48.6%	48.5%
2020 Female Population	51.5%	51.4%	51.5%
2026 Population	18,040	45,960	58,733
2026 Male Population	49.0%	49.1%	49.0%
2026 Female Population	51.0%	50.9%	51.0%
2031 Population	18,022	45,803	58,511
2031 Male Population	48.7%	48.8%	48.8%
2031 Female Population	51.3%	51.2%	51.2%
2010-2020 Annual Rate	-0.39%	-0.52%	-0.73%
2020-2026 Annual Rate	-0.11%	-0.07%	-0.07%
2026-2031 Annual Rate	-0.02%	-0.07%	-0.08%

In the identified area, the current year population is **58,733**. In 2020, the Census count in the area was **58,993**. The rate of change since 2020 was **-0.07%** annually. The five-year projection for the population in the area is **58,511** representing a change of **-0.08%** annually from 2026 to 2031. Currently, the population is **49.0%** male and **51.0%** female.

Median Age

2026 Median Age	38.8	41.2	44.4
-----------------	------	------	------

The median age in this area is **44.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	13.3%	26.8%	38.8%
2026 Black Alone	43.8%	30.1%	24.2%
2026 American Indian Alone	0.7%	0.7%	0.6%
2026 Asian Alone	14.2%	15.0%	12.5%
2026 Pacific Islander Alone	1.1%	0.6%	0.5%
2026 Some Other Race Alone	16.8%	16.1%	13.7%
2026 Two or More Races	10.2%	10.7%	9.7%
2026 Hispanic Origin	29.0%	28.8%	24.8%
2026 Diversity Index	84.2	86.9	84.2

Persons of Hispanic origin represent **24.8%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **84.2** in the identified area, compared to **73.0** for the U.S. as a whole.

EXECUTIVE SUMMARY

The Madison Hotel
125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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Households	1 mile	3 miles	5 miles
2026 Wealth Index	29	49	76
2010 Total Households	7,551	19,316	26,168
2020 Total Households	7,724	19,396	25,564
2026 Total Households	8,018	20,028	26,310
2031 Total Households	8,122	20,251	26,569
2010-2020 Annual Rate	0.23%	0.04%	-0.23%
2020-2026 Annual Rate	0.60%	0.51%	0.46%
2026-2031 Annual Rate	0.26%	0.22%	0.20%
2026 Average Household Size	2.22	2.25	2.20

The household count in this area has changed from **25,564** in 2020 to **26,310** in the current year, a change of **0.46%** annually. The five-year projection of households is **26,569**, a change of **0.20%** annually from the current year total. Average household size is currently **2.20**, compared to **2.27** in the year 2020. The number of families in the current year is **13,890** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	30.5%	44.2%	47.8%
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Median Household Income

2026 Median Household Income	\$35,562	\$46,530	\$53,849
2031 Median Household Income	\$38,041	\$49,923	\$58,704
2026-2031 Annual Rate	1.36%	1.42%	1.74%

Average Household Income

2026 Average Household Income	\$50,883	\$69,343	\$88,185
2031 Average Household Income	\$56,009	\$76,592	\$96,406
2026-2031 Annual Rate	1.94%	2.01%	1.80%

Per Capita Income

2026 Per Capita Income	\$22,425	\$30,391	\$39,597
2031 Per Capita Income	\$25,016	\$34,038	\$43,874
2026-2031 Annual Rate	2.21%	2.29%	2.07%

Income Equality

2026 Gini Index	49.5	51.6	52.8
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Households by Income

Current median household income is **\$53,849** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$58,704** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$88,185** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$96,406** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$39,597** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$43,874** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	65	45	42
2010 Total Housing Units	9,552	27,092	40,125
2010 Owner Occupied	1,636	6,722	11,503
2010 Renter Occupied	5,915	12,594	14,665
2010 Vacant	2,001	7,776	13,957
2020 Housing Units	9,449	27,678	40,734
2020 Owner Occupied	1,215	5,828	10,114
2020 Renter Occupied	6,509	13,568	15,450
2020 Vacant	1,655	8,242	15,139
2026 Housing Units	9,690	28,154	41,305
2026 Owner Occupied	1,354	6,292	10,768
2026 Renter Occupied	6,664	13,736	15,542
2026 Vacant	1,672	8,126	14,995
2031 Total Housing Units	9,791	28,355	41,537
2031 Owner Occupied	1,449	6,594	11,177
2031 Renter Occupied	6,674	13,657	15,392
2031 Vacant	1,669	8,104	14,968

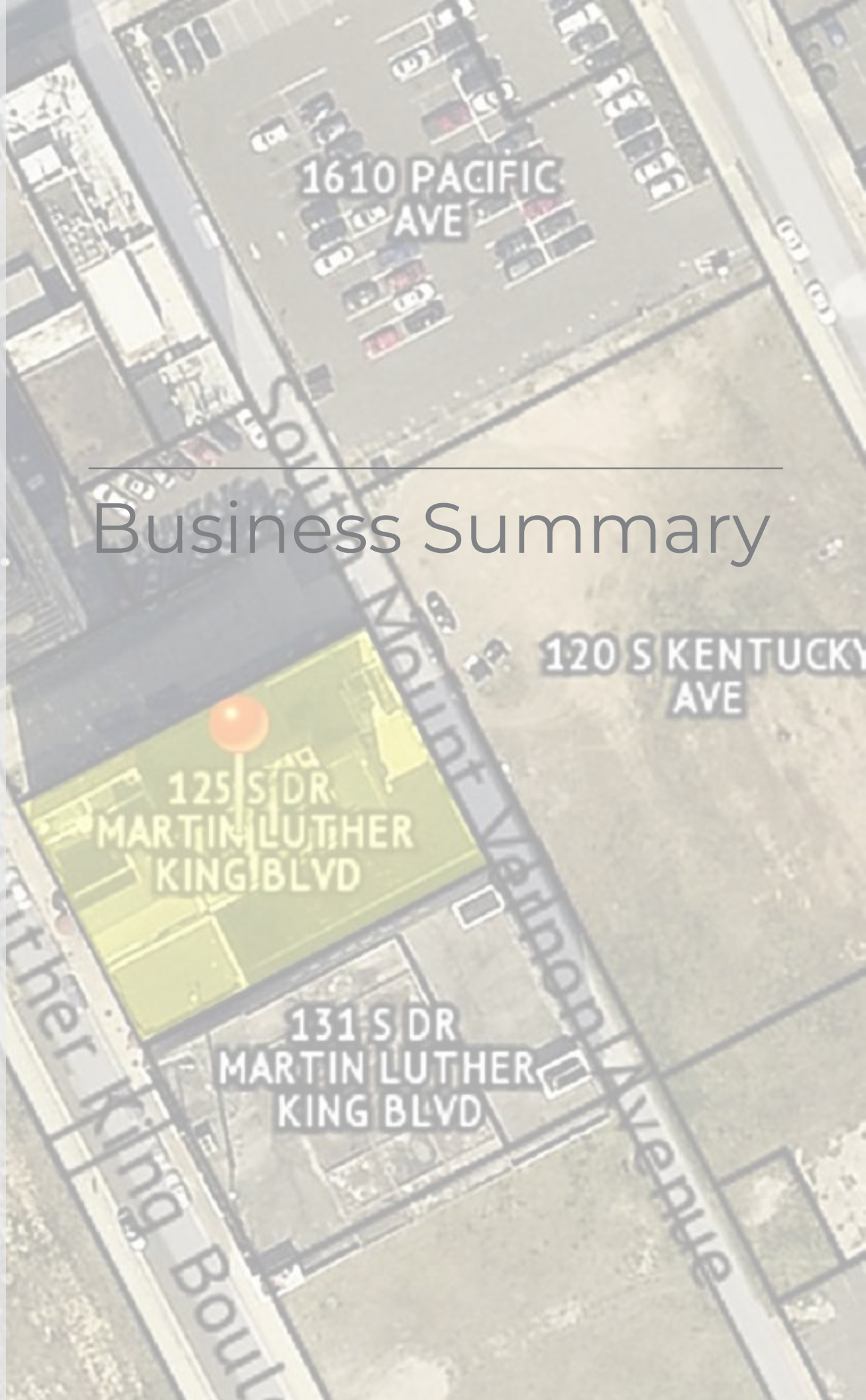
Socioeconomic Status

2026 Socioeconomic Status Index	31.5	35.9	39.4
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Currently, **14.0%** of the **41,305** housing units in the area are owner occupied; **68.8%** renter occupied; and **17.3%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **40,734** housing units in the area and **1,655** vacant housing units. The annual rate of change in housing units since 2020 is **0.22%**. Median home value in the area is **\$437,586**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **10.29%** annually to **\$301,084**.

SECTION VII

Business Summary



BUSINESS SUMMARY

The Madison Hotel
125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	1,112	1,745	2,367
Total Employees	31,669	44,683	49,260
Total Population	18,040	45,960	58,733
Employee/Population Ratio (per 100)	175.5	97.2	83.9

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.1%	2	0.0%	2	0.1%	5	0.0%	3	0.1%	15	0.0%
Mining (21)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities (22)	1	0.1%	134	0.4%	1	0.1%	134	0.3%	3	0.1%	142	0.3%
Construction (23)	30	2.7%	225	0.7%	67	3.8%	391	0.9%	127	5.4%	741	1.5%
Building Construction (236)	8	0.7%	91	0.3%	18	1.0%	118	0.3%	47	2.0%	205	0.4%
Heavy/Civil Eng Construction (237)	6	0.5%	49	0.1%	8	0.5%	62	0.1%	14	0.6%	159	0.3%
Specialty Trade Contractor (238)	16	1.4%	85	0.3%	41	2.4%	211	0.5%	66	2.8%	376	0.8%
Manufacturing (31-33)	12	1.1%	55	0.2%	18	1.0%	83	0.2%	26	1.1%	111	0.2%
Wholesale Trade (42)	7	0.6%	34	0.1%	14	0.8%	60	0.1%	24	1.0%	116	0.2%
Durable Goods (423)	4	0.4%	10	0.0%	9	0.5%	18	0.0%	17	0.7%	51	0.1%
Nondurable Goods (424)	3	0.3%	24	0.1%	5	0.3%	42	0.1%	7	0.3%	65	0.1%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

BUSINESS SUMMARY

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	210	18.9%	1,631	5.2%	304	17.4%	2,453	5.5%	371	15.7%	2,983	6.1%
Motor Vehicle & Parts Dealers (441)	3	0.3%	28	0.1%	12	0.7%	117	0.3%	16	0.7%	132	0.3%
Furniture & Home Furnishings (4491)	4	0.4%	14	0.0%	6	0.3%	20	0.0%	8	0.3%	24	0.1%
Electronics & Appliance Retailers (4492)	0	0.0%	0	0.0%	4	0.2%	8	0.0%	5	0.2%	10	0.0%
Building & Garden Equipment (444)	5	0.5%	22	0.1%	8	0.5%	27	0.1%	12	0.5%	87	0.2%
Food & Beverage Retailers (445)	52	4.7%	279	0.9%	76	4.4%	630	1.4%	93	3.9%	948	1.9%
Pharmacy & Personal Care Retailers (456)	8	0.7%	45	0.1%	12	0.7%	262	0.6%	16	0.7%	294	0.6%
Gasoline and Other Fuel Dealers (457)	4	0.4%	8	0.0%	6	0.3%	14	0.0%	8	0.3%	20	0.0%
Clothing, Shoe, & Jewelry Retailers (458)	52	4.7%	321	1.0%	71	4.1%	374	0.8%	82	3.5%	410	0.8%
Sports, Hobby, & Music Retailers (459)	38	3.4%	301	0.9%	58	3.3%	345	0.8%	75	3.2%	384	0.8%
General Merchandise Retailers (455)	44	4.0%	615	1.9%	52	3.0%	656	1.5%	55	2.3%	675	1.4%
Transportation & Warehousing (48-49)	18	1.6%	128	0.4%	32	1.8%	234	0.5%	47	2.0%	396	0.8%
Truck Transportation (484)	1	0.1%	10	0.0%	1	0.1%	10	0.0%	2	0.1%	41	0.1%
Information (51)	25	2.3%	140	0.4%	36	2.1%	180	0.4%	48	2.0%	315	0.6%
Finance & Insurance (52)	18	1.6%	112	0.3%	29	1.7%	154	0.3%	51	2.1%	252	0.5%
Central Bank, Credit & Related (521-522)	13	1.2%	90	0.3%	15	0.9%	104	0.2%	22	0.9%	156	0.3%
Securities & Commodity Contracts (523)	1	0.1%	2	0.0%	3	0.2%	6	0.0%	9	0.4%	21	0.0%
Funds, Trusts & Other Financial (524-525)	4	0.4%	20	0.1%	11	0.6%	44	0.1%	19	0.8%	76	0.1%
Real Estate, Rental & Leasing (53)	45	4.0%	493	1.6%	99	5.7%	840	1.9%	138	5.8%	1,183	2.4%
Professional, Scientific & Tech Services (54)	71	6.4%	718	2.3%	115	6.6%	953	2.1%	161	6.8%	1,121	2.3%
Legal Services (5411)	28	2.5%	478	1.5%	37	2.1%	507	1.1%	46	1.9%	536	1.1%
Management of Companies (55)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Admin, Support & Waste Mgmt (56)	20	1.8%	260	0.8%	46	2.6%	400	0.9%	66	2.8%	465	0.9%

BUSINESS SUMMARY

The Madison Hotel

125 South Dr Martin Luther King Boulevard | Atlantic City, NJ 08401

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Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	18	1.6%	437	1.4%	33	1.9%	1,143	2.6%	47	2.0%	1,556	3.2%
Health Care & Social Assistance (62)	69	6.2%	5,882	18.6%	98	5.6%	6,228	13.9%	153	6.5%	6,678	13.6%
Ambulatory Health Care (621)	36	3.2%	5,404	17.1%	55	3.1%	5,563	12.4%	99	4.2%	5,799	11.8%
Physicians & Doctors (6211)	18	1.6%	264	0.8%	24	1.4%	336	0.8%	39	1.6%	443	0.9%
Dentists (6212)	3	0.3%	14	0.0%	5	0.3%	26	0.1%	14	0.6%	83	0.2%
Specialty Health Practitioners (6213)	6	0.5%	29	0.1%	13	0.7%	52	0.1%	27	1.1%	93	0.2%
Outpatient & Urgent Care (6214)	2	0.2%	23	0.1%	3	0.2%	28	0.1%	3	0.1%	28	0.1%
Medical & Diagnostic Labs (6215)	2	0.2%	5	0.0%	2	0.1%	6	0.0%	5	0.2%	30	0.1%
Home Health Care Services (6216)	1	0.1%	1	0.0%	2	0.1%	31	0.1%	3	0.1%	33	0.1%
Other Ambulatory Health (6219)	5	0.5%	5,068	16.0%	6	0.3%	5,084	11.4%	8	0.3%	5,089	10.3%
Hospital (622)	11	1.0%	145	0.5%	11	0.6%	145	0.3%	12	0.5%	211	0.4%
Nursing/Residential Care Facilities (623)	3	0.3%	58	0.2%	7	0.4%	195	0.4%	7	0.3%	195	0.4%
Social Assistance (624)	19	1.7%	0.0%	0.9%	25	1.4%	0.1%	0.7%	34	1.4%	0.1%	1.0%
Arts, Entertainment & Recreation (71)	37	3.3%	12,791	40.4%	61	3.5%	20,715	46.4%	84	3.5%	20,800	42.2%
Accommodation & Food Services (72)	257	23.1%	4,478	14.1%	379	21.7%	5,775	12.9%	444	18.8%	6,360	12.9%
Accommodation (721)	24	2.2%	974	3.1%	36	2.1%	1,149	2.6%	46	1.9%	1,265	2.6%
Food & Drinking Places (722)	233	20.9%	3,504	11.1%	343	19.7%	4,625	10.3%	398	16.8%	5,095	10.3%
Other Services Except Public Admin (81)	151	13.6%	811	2.6%	252	14.4%	1,241	2.8%	347	14.7%	1,591	3.2%
Repair & Maintenance (811)	13	1.2%	31	0.1%	29	1.7%	112	0.3%	38	1.6%	147	0.3%
Auto Repair & Maintenance (8111)	11	1.0%	25	0.1%	20	1.1%	90	0.2%	24	1.0%	108	0.2%
Personal & Laundry Service (812)	52	4.7%	328	1.0%	79	4.5%	476	1.1%	115	4.9%	618	1.3%
Civic and Other Orgs (813)	86	7.7%	452	1.4%	144	8.3%	653	1.5%	194	8.2%	826	1.7%
Public Administration (92)	88	7.9%	3,334	10.5%	103	5.9%	3,681	8.2%	147	6.2%	4,424	9.0%
Unclassified Establishments (99)	34	3.1%	5	0.0%	58	3.3%	12	0.0%	81	3.4%	12	0.0%
Total (11-99)	1,112	100.0%	31,669	100.0%	1,745	100.0%	44,683	100.0%	2,367	100.0%	49,260	100.0%