

SERHANT.

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519 SHORE ROAD SOMERS POINT, NJ 08244

EXECUTIVE SUMMARY

Property Address:

519 Shore Road, Somers Point, New Jersey

Offering Price:

\$1,999,999.00

Property Type:

Commercial / Mixed-Use Opportunity

Lot Size:

Approximately **1.4 acres**

Zoning:

HC-1 (Highway Commercial)

Buildings:

Two buildings on-site

- Front building: approx. **2,000 SF**
- Rear building: approx. **7,000+ SF**

Parking:

Approximately **36 spaces**, including **1 ADA-compliant space**

Investment Highlights:

- Prime location along Somers Point's main commercial corridor
- Large parcel with flexible HC-1 zoning
- Two separate buildings allowing multiple income streams
- Excellent visibility and easy access
- Value-add or redevelopment potential
- Strong traffic counts and surrounding demographics

PROPERTY OVERVIEW

519 Shore Road is a rare **1.4-acre commercial property** located along Somers Point's primary commercial corridor. The site features **two separate buildings** and expansive on-site parking, creating flexibility for investors, developers, or owner-users.

The front building contains approximately **2,000 square feet**, while the rear building totals over **7,000 square feet**, allowing for multi-tenant occupancy, mixed-use commercial operations, or single-user conversion. The property's **HC-1 zoning** supports a wide variety of commercial uses.

With direct frontage on Shore Road and convenient access to major roadways and surrounding shore communities, this property is well positioned for long-term income and appreciation.

ZONING – HC-1 HIGHWAY COMMERCIAL

HC-1 zoning permits a broad range of commercial uses including, but not limited to:

- Professional and medical offices
- Retail and service establishments
- Educational and childcare facilities
- Restaurants and commercial kitchens
- Fitness, wellness, and training facilities
- Financial institutions
- Specialty commercial operations

(Buyer to perform their own zoning and use due diligence.)

SITE & BUILDING DETAILS

Lot Size:

1.4 Acres

Buildings:

Two on-site structures

- Building 1 (Front): Approx. 2,000 SF
- Building 2 (Rear): Approx. 7,000+ SF

Parking:

36 total spaces (including 1 ADA space)

Access:

Multiple curb cuts along Shore Road

Visibility:

High visibility and strong signage exposure

LOCATION OVERVIEW – SOMERS POINT, NJ

Somers Point serves as the gateway to Atlantic City and Ocean City and is one of Atlantic County's primary commercial hubs. The property is located along Shore Road, a heavily traveled commercial artery serving both full-time residents and seasonal shore traffic.

Surrounding communities include:

- Ocean City
- Longport
- Linwood
- Northfield
- Ventnor

This location benefits from consistent year-round demand combined with seasonal tourism activity.

INVESTMENT HIGHLIGHTS

- ✓ 1.4-acre commercial parcel
- ✓ Two buildings provide flexible use options
- ✓ HC-1 zoning with wide permitted uses
- ✓ 36 on-site parking spaces
- ✓ Strong frontage and signage potential
- ✓ Gateway location to shore points
- ✓ Ideal for owner-user or value-add investor

POTENTIAL STRATEGIES

- Owner-user occupying one building and leasing the other
- Multi-tenant commercial lease-up
- Medical or professional office campus
- Childcare or educational facility
- Restaurant or commissary concept
- Fitness or wellness center
- Redevelopment or repositioning opportunity

FINANCIAL SUMMARY

Asking Price: \$1,999,999.00

Taxes: \$27,915.00

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information is subject to verification by the buyer. Buyer shall rely solely on their own due diligence.