

PAD OPPORTUNITY
& DEVELOPMENT

BEACHWOOD BLVD

CAPSTAN AVE

AVAILABLE
+/- 1,800 SF or
+/- 0.64 Acres



+/- 31,858 VPD

ATLANTIC CITY BLVD

SEAMAN AVE

CVS
pharmacy

315 Atlantic City Boulevard

Beachwood, New Jersey

Availability

- +/- 1,800 SF or +/- 0.64 Acres

Traffic Count

- 31,858 VPD

Demographics

Radius	Total Population	Total Daytime Population	Median HH Income
1 Mile	9,753	8,231	\$111,168
3 Mile	69,315	67,076	\$97,197
5 Mile	127,680	118,775	\$91,739
7 Mile	213,245	190,371	\$86,515

For Lease - Contact

Ryan Starkman

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315 Atlantic City Boulevard

Beachwood, New Jersey

Site Description

- Freestanding pad or redevelopment opportunity consisting of an existing +/- 1,800 SF former Farm Stores located on +/- 0.64 acres along Atlantic City Boulevard (Route 9), Ocean County's primary north-south commercial corridor
- Exceptional visibility and frontage at a traffic light-controlled intersection along Route 9 with traffic counts exceeding 31,000 vehicles per day and convenient full turn access into the site
- Strategically positioned within an established retail trade area surrounded by numerous national retailers including QuickChek, Dunkin', Wawa, CVS, McDonald's, AutoZone, Dollar Tree and Santander
- Located directly adjacent to the proposed Berkeley Towne Center development, anticipated to comprise up to +/- 275,000 SF of retail, further enhancing the property's long-term growth potential and regional draw
- Dense and growing trade area featuring nearly 128,000 residents and approximately 119,000 daytime employees within a 5-mile radius, supported by household incomes exceeding \$90,000
- Ideal opportunity for retail, restaurant, medical, financial, convenience or service-oriented users seeking a highly visible location along one of Ocean County's most active commercial corridors

Macro Market Aerial



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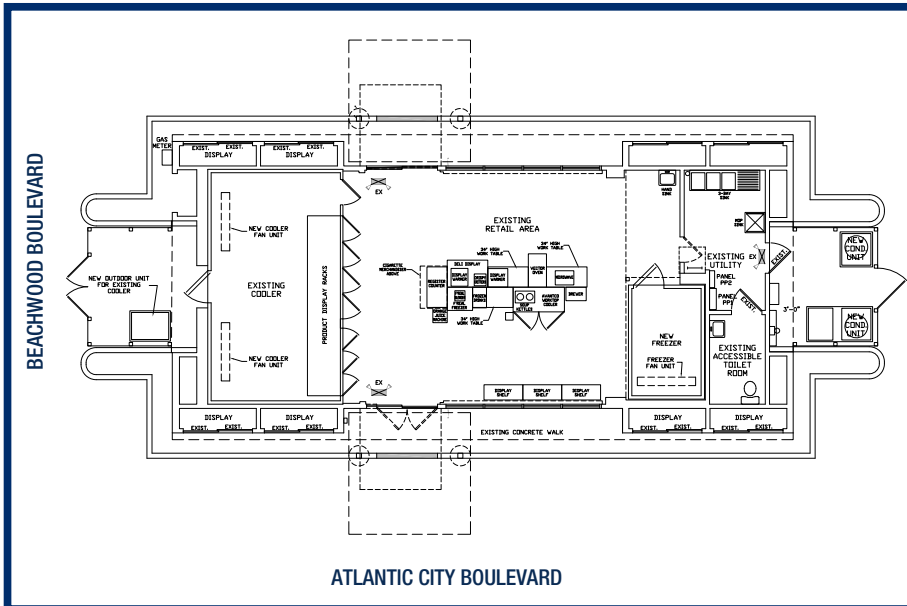
121 Atlantic City Boulevard (Route 9)

Bayville/Berkeley Township, New Jersey

Immediate Market Aerial



As Built Interior Plan



State Map



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