### PROPERTY FEATURES
- GLA: 8,800 SF
- For Sale, Lease or Build-to-Suit
- Property Taxes: $29,898
- Available Upon Notice

### DETAILS
- ±3.77 AC, with an existing 4,000 SF Bar/Restaurant
- Located on a hard corner, with traffic light control and access from all four directions
- Property is made up of four parcels, all located in the Township of Egg Harbor. Frontage along Zion Rd is about 630 FT and Ocean Heights Ave is about 300 FT
- Zoning - CB-Commercial Business
- Public sewer and water available

### CONTACT

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DIRECT 484.417.2215

The right space. The right move.
PRESENTED FOR SALE BY EQUITY RETAIL BROKERS

±3.77 GROSS ACRES CORNER PROPERTY
2264 Ocean Heights Ave
Egg Harbor Twp, Atlantic County, NJ 08234

Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>4,705</td>
<td>34,304</td>
<td>73,232</td>
</tr>
<tr>
<td>Average HHI</td>
<td>$106,058</td>
<td>$107,209</td>
<td>$91,459</td>
</tr>
<tr>
<td>Adj Daytime Demos (16yrs+)</td>
<td>2,152</td>
<td>18,720</td>
<td>51,704</td>
</tr>
</tbody>
</table>

Demographic Data Source: Applied Geographic Solutions, 2018 (REGIS)

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