3540 ATLANTIC AVE

Atlantic City, New Jersey



HIGHLY VISIBLE RETAIL/OFFICE FOR SALE

Two-Story Building

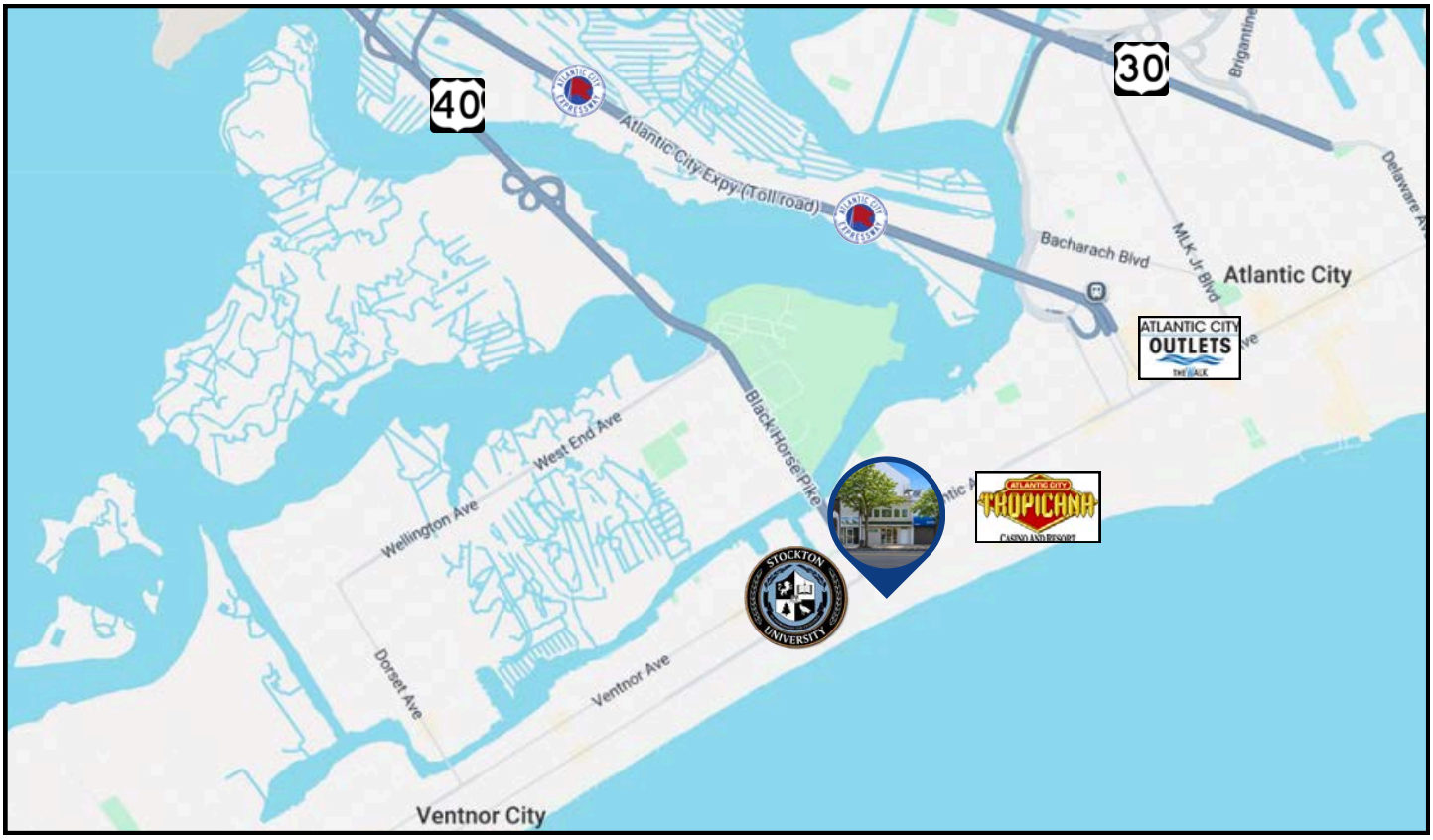
+/- 3,300 SF

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PROPERTY FEATURES

- Price: Call for information
- Two-story building with ground floor retail space and second floor office space
- Ideal for flexible and various uses
- Store-front signage available
- Prominent frontage along Atlantic Avenue in Atlantic City's University District
- Immediately near Stockton University's Parkview Hall
- Convenient access to Routes 40/322 and the Atlantic City Expressway
- Minutes from the Atlantic City Boardwalk, Tanger Outlets and major hospitality destinations

PROPERTY MAP & DEMOGRAPHICS



86,000+
Population within 5 Miles*

37,000+
Households within 5 Miles*

9K–15K
Estimated Daily Corridor Traffic

900+
Nearby Student Housing Capacity

485K SF
Nearby Outlet Shopping

27M
Annual Citywide Visitors

Preliminary demographic estimates based on a nearby property. Traffic figures are historical corridor benchmarks.

NEARBY RETAILERS & AMENITIES

Tanger Outlets Atlantic City	ACME	Walgreens	CVS pharmacy	Dollar General
±1.5 Miles	±1.5 Miles	±0.3 Miles	±2.0 Miles	±0.5 Miles

NEARBY HEALTHCARE

AtlantiCare Regional Medical Center Atlantic City Campus	AtlantiCare Physician Group	AtlantiCare HealthPlex	Southern Jersey Family Medical Centers	Select Specialty Hospital
±1.5 Miles	±0.3 Miles	±2.0 Miles	±2.5 Miles	±1.5 Miles

STOCKTON UNIVERSITY®

ATLANTIC CITY CAMPUS & STUDENT HOUSING
±0.1 – 0.3 Miles

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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