

# THREE STORY OFFICE BUILDING FOR SALE

2718-2720 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401

OPPORTUNITY ZONE OFFICE BUILDING IN  
HEART OF ATLANTIC CITY

P.S.D.C  
PHILADELPHIA SUBURBAN  
DEVELOPMENT CORPORATION



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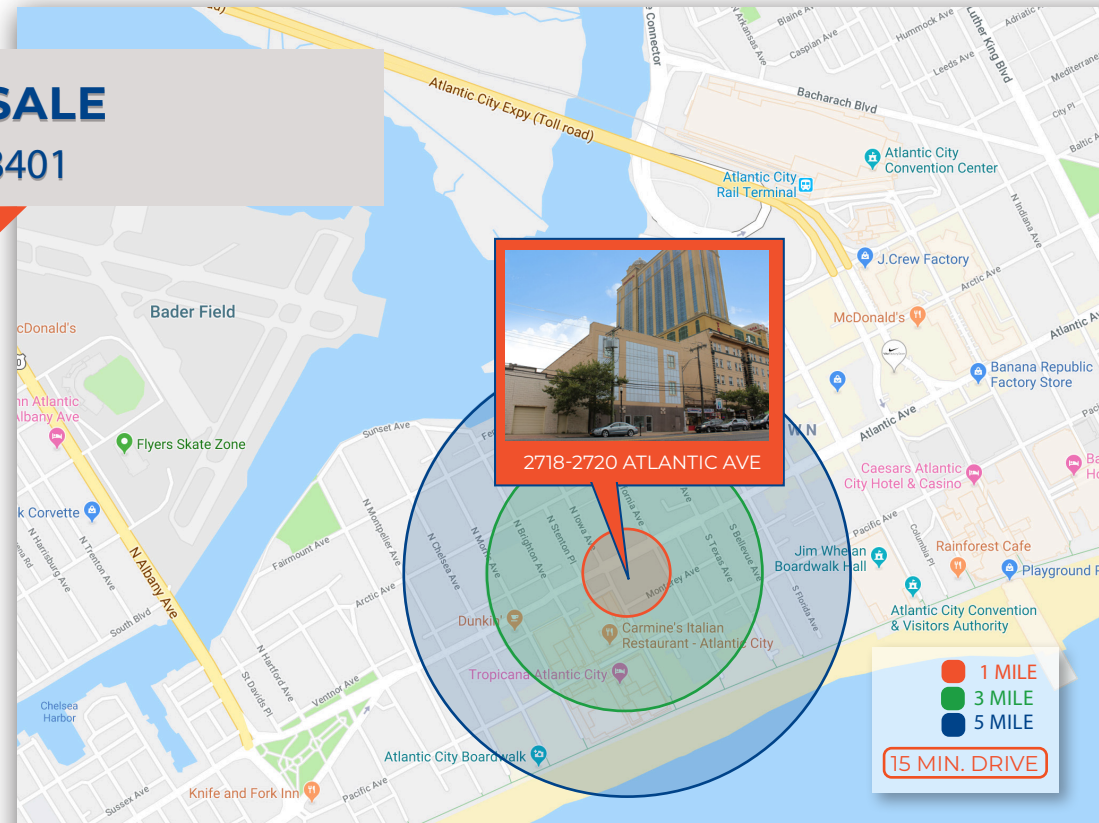
**Size/SF Available:** +/-20,000 SF

**Acreage Available:** +/-0.16 acres

**Asking Sale Price:** \$750,000

**Zoning:** NC-2: neighborhood commercial district

**Parking:** 20 space parking at 25-27 South California parking lot



## Property/Area Highlights

- + Three-story, opportunity zone, office building located in the center of town
- + In close proximity to Atlantic City Police Department and Tropicana
- + Blocks away from the Atlantic City Boardwalk
- + 20 Space Parking lot included at 25-27 South California Ave

## 2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
<b>Total Population:</b>	18,095	45,129	60,623
<b>% College Degree:</b>	10%	13%	15%
<b>Total Businesses:</b>	1,338	2,256	2,881
<b>Employees:</b>	40,161	63,969	68,433
HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
<b>Avg HH Income:</b>	\$36,372	\$50,960	\$61,718
<b>Avg Housing Unit Value:</b>	\$213,659	\$287,194	\$360,789

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## OPPORTUNITIES AND DEVELOPMENTS OCCURING IN ATLANTIC CITY

Atlantic City is currently undergoing revitalization throughout the city. There are many initiatives and development programs funded by different groups.

At the moment, several governmental and private organizations are pitching in to encourage those looking to invest in Atlantic City and the surrounding area. The incentives are part of a larger strategy to invigorate growth, development and to further assist in the economic rejuvenation.

The most notable recent developments in Atlantic City include, but are not limited to, Stockton University's Atlantic City Campus, the new South Jersey Gas building, 600 NoBe (250 resort style apartment rentals complex), the reopening of Revel as Ocean Resort Casino, and the reopening of the former Trump Taj Mahal as the Hard Rock Hotel & Casino.

Stockton University's Atlantic City Campus Redevelopment Project is a wave of opportunity in Atlantic City. This will increase demand for new and redevelopment, to support the growing campus and, subsequently, the increased demand for residential housing, institutional and commercial facilities.

Currently active projects in Atlantic City include the Stockton Aviation Research and Technology Park, Downtown Revitalization Plan, Atlantic City Gateway Project, and redevelopment of the Morris Guard Armory building as loft-style apartments.



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**2718-2720 ATLANTIC AVE**

Tanger Outlets

STARBUCKS COFFEE, Applebees, J. CREW, Reebok, GAP, LOFT, COACH, POLO RALPH LAUREN, AÉROPOSTALE, H&M, MICHAEL KORS, Bath & Body Works, adidas, FOREVER 21, Abercrombie & Fitch

... and so much more!

Hass Pro Shops

AtlantiCare

CAESARS ATLANTIC CITY

BALLY'S ATLANTIC CITY

Bank of America

TROPICANA ATLANTIC CITY

DUNKIN' DONUTS



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