

## HIGHLIGHTS

**300 N. TENNESSEE AVE.  
ATLANTIC CITY, NJ 08401**

- ✓ REDEVELOPMENT AREA
- ✓ DESIGNATED FOR WHOLE PROPERTY
- ✓ ENTIRE CITY BLOCK
- ✓ FORMER BAKERY
- ✓ HIGH-RISE POTENTIAL
- ✓ AMPLE PARKING
  - 25+ ON-SITE SPACES
  - SECURITY GATES

## DETAILS

**PRICE: \$2,300,000**

- ✓ TAXES: \$75,600 (2019)
- ✓ 1.70 ACRES (212.5' X 350')
- ✓ BLOCK - 458 , LOT - 1
- ✓ PUBLIC WATER, SEWER, ELECTRIC & GAS TO SITE

USES ALLOWED INCLUDE:

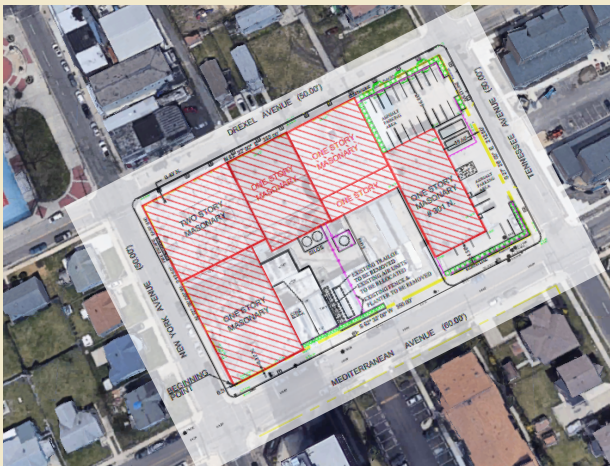
- RESIDENTIAL
- RETAIL
- EDUCATIONAL / INST.
- LIGHT MANUFACTURING
- PROFESSIONAL OFFICE
- WAREHOUSE / OTHER



**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

# INDUSTRIAL / COMMERCIAL SPACE AVAILABLE FOR SALE OR LEASE

**300 N. TENNESSEE AVE.  
ATLANTIC CITY, NJ**



## DEMOGRAPHICS

- POPULATION = 39,876
- MEDIAN INCOME = \$37,400

### MAIN INDUSTRIES:

- HOSPITALITY
- FOOD
- RECREATION & ENTERTAINMENT

### DAILY TRAFFIC COUNTS:

- BAL TIC/N. NY AVE = 8,173
- ABSECON BLVD = 56,300

## AREA HIGHLIGHTS

- ✓ REDEVELOPMENT AREA DESIGNATION
- ✓ CENTRALLY LOCATED
- ✓ POPULATED AREA
- ✓ NEARBY INSTITUTIONS
  - Atlantic Cape Community College
  - NY Avenue Elementary School
  - PA1 Building
  - Boys & Girls Club of America
  - City Hall
  - County Courthouse

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## FOR MORE INFORMATION PLEASE CONTACT:

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