

HIGHLIGHTS

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

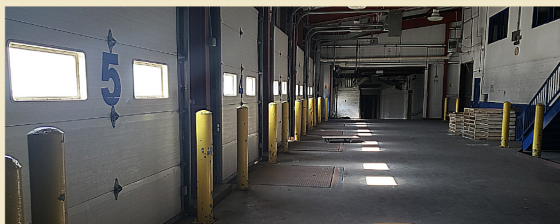
- ✓ REDEVELOPMENT AREA
- ✓ DESIGNATED FOR WHOLE PROPERTY
- ✓ ENTIRE CITY BLOCK
- ✓ FORMER BAKERY
- ✓ HIGH-RISE POTENTIAL
- ✓ AMPLE PARKING
 - 25+ ON-SITE SPACES
 - SECURITY GATES

DETAILS

- ✓ 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:

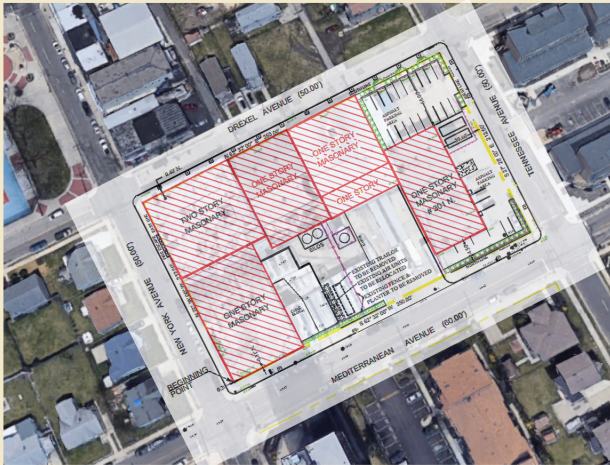
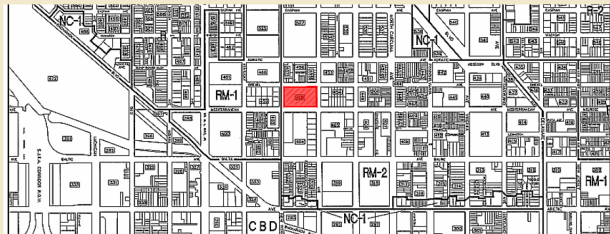
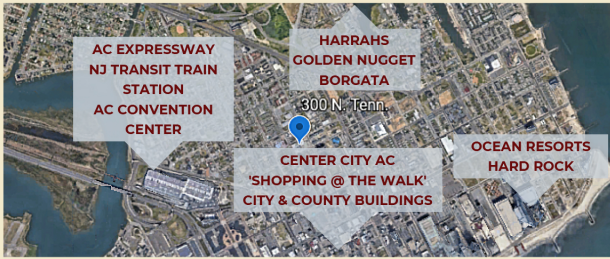
- RESIDENTIAL
- RETAIL
- EDUCATIONAL / INST.
- LIGHT MANUFACTURING
- PROFESSIONAL OFFICE
- WAREHOUSE / OTHER



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:

- BALTIC/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



FOR MORE INFORMATION PLEASE CONTACT:

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