

Retail/Office Building Available

227 EAST MAIN STREET, TUCKERTON, NJ 08087



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Price:	\$14 SF/NNN
Building SF:	10,000 SF
Lot Size:	2.5 Acres

DEMOGRAPHICS

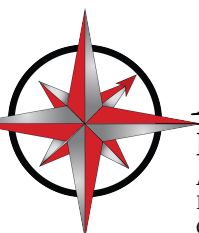
	1 MILE	3 MILES	5 MILES
Population	3,676	20,173	26,322
Average HHI	\$84,685	\$86,921	\$84,522
Employees	1,504	4,618	5,585
Total Businesses	214	608	756

LOCATION OVERVIEW

Situated between Manahawkin/Long Beach Island and Absecon/Atlantic City, this location provides convenient access to the Garden State Parkway (NYC to Cape May). It has great visibility and signage on Main Street in the town, with mix of retail, medical and residential. Closest hardware store is 24 miles south and 13 miles north.

PROPERTY HIGHLIGHTS

- 8,000 SF one-story retail building in front
- Additional 2,000 SF metal garage in rear - currently income producing
- Excellent location for auto parts, marine, health & wellness, hardware, consignment store, bank, etc.
- Public water and sewer
- Large paved parking area
- Lot size is 2.5 acres with frontage of 165 feet



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



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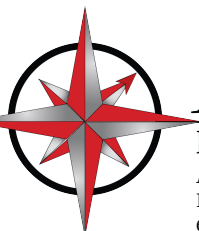
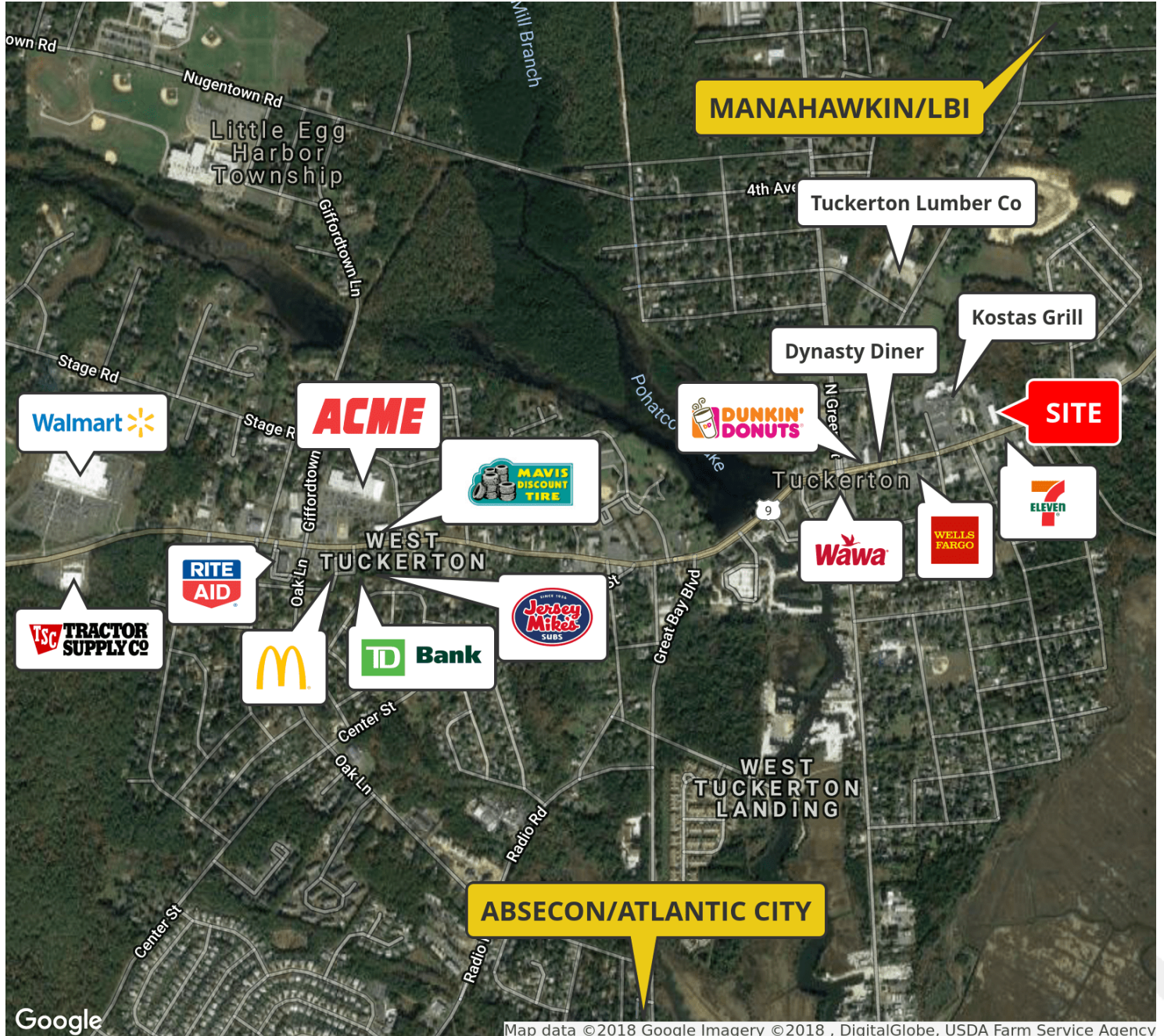
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