

Ventnor Plaza

Wellington Avenue & Little Rock Avenue
Ventnor City, New Jersey



Lamarco.com



1,500 sf – 65,000 sf
Available

Close proximity to some of the best beaches in Atlantic County

Dominant Grocery Anchored Center in the area

Signalized intersection

Over 24M visitors to the Atlantic City/Ventnor area annually

NATIONAL TENANT LINE-UP

Acme, Dollar Tree, AutoZone, United States Postal Service, Sprint, H&R Block, Community Dental of Ventnor (Coming Soon)

For Additional Info

JEFF JAMES | 727.403.7777 | jjames@lamarco.com



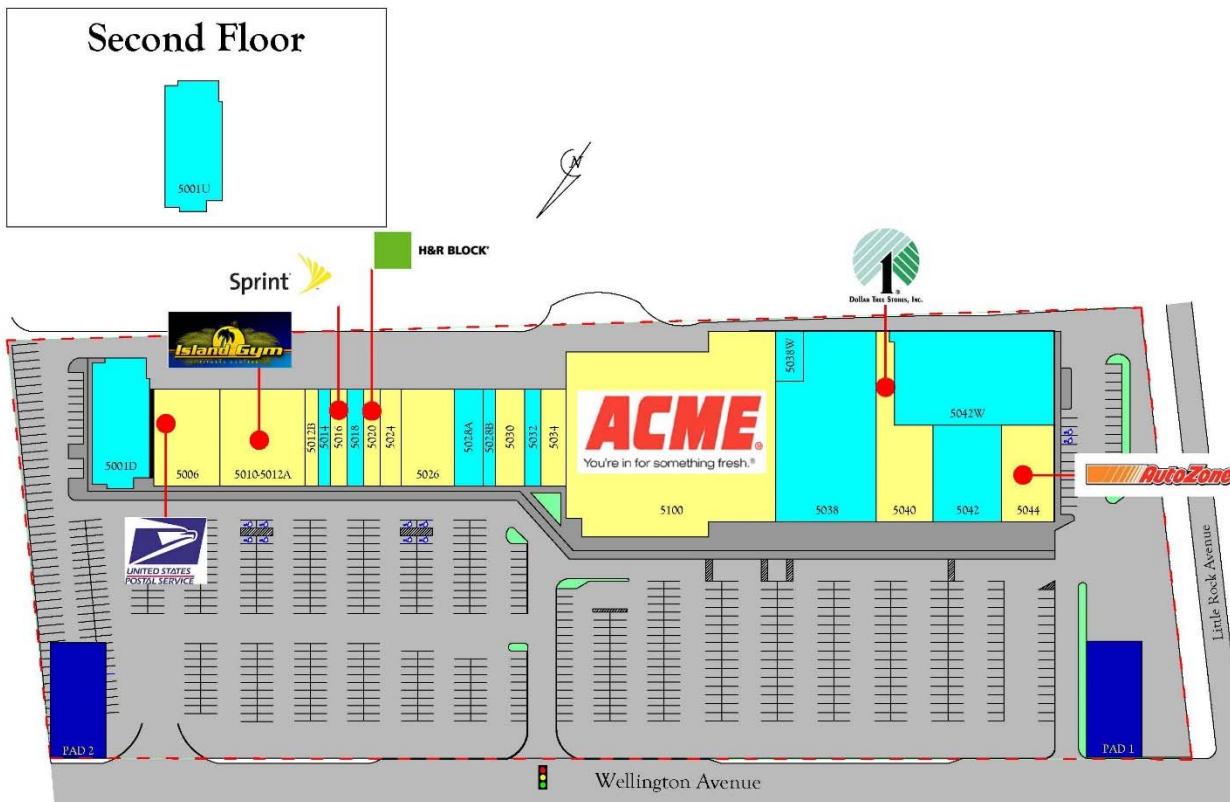
695 Route 46, Suite 210 | Fairfield, NJ 07004

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SITE PLAN



Tenant Roster

SUITE	TENANT	AREA
5001U	Available (2 nd Fl Office)	8,400 SF
5001D	Available	8,400 SF
5006	US Postal Service	8,000 SF
5010-5012A	Island Gym	10,300 SF
5012B	Available	1,600 SF
5014	Available	1,500 SF
5016	Sprint	2,000 SF
5018	Available	2,000 SF
5020	H&R Block	2,000 SF
5024	Shore Thrift	2,554 SF
5026	Buy Rite Liquors	6,468 SF
5028A	Available	3,500 SF
5028B	Available	1,500 SF
5030	Community Dental of Ventnor (Coming Soon)	3,500 SF
5032	Available	2,000 SF
5034	Tiny Hands Learning Center	3,000 SF
5100	Acme	58,133 SF
5038	Available	20,000 SF
5038W	Available (Warehouse)	7,147 SF
5040	Dollar Tree	10,000 SF
5042	Available	15,000 SF
5042W	Available (Warehouse)	22,194 SF
5044	Auto Zone	7,360 SF

Pad Sites Available

TOTAL GLA

206,556 SF

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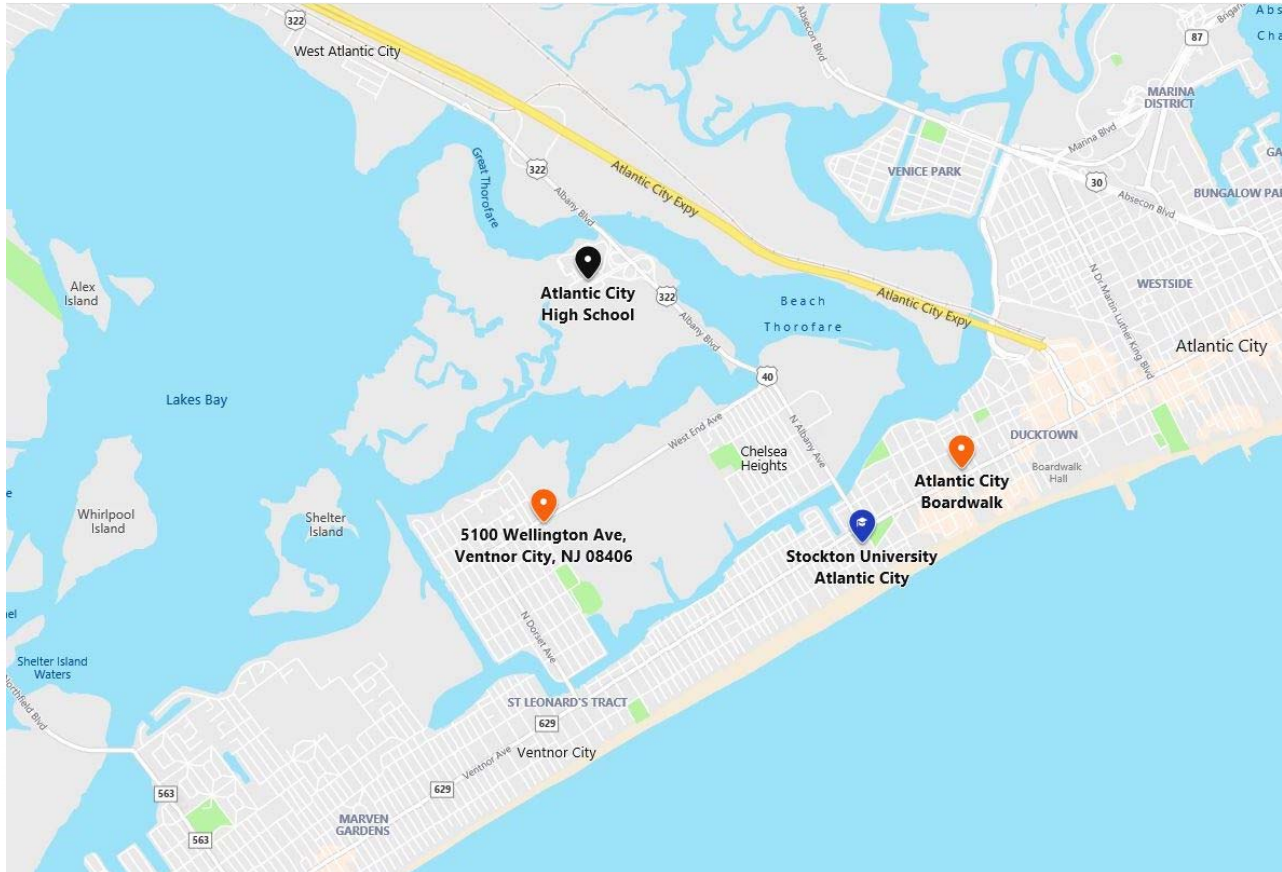
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EXCEPTIONAL LOCATION



Local Benefits

Home of Richard Stockton College of NJ

Hard Rock Casino now open

New headquarters for South Jersey Gas

Tennessee Avenue Transformation Project

Sports betting ban is lifted - a major benefit to Atlantic City casinos

Demographics	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	13,670	51,263	98,521
Households	5,675	21,216	39,786
Avg HH Income	\$69,490	\$61,903	\$60,679

Traffic Counts

Wellington Avenue 13,370 AADT

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SURROUNDING RETAILERS

