

BOARDWALK AT FLORIDA AVENUE

FLORIDA AVENUE &
THE BOARDWALK
ATLANTIC CITY, NJ 08401



DAN GREELEY

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EXT: 109

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+/-600 - 17,000 SF OF RETAIL AVAILABLE



📍
ABOUT

- UP TO 17,000 SF AVAILABLE FOR LEASE (DIVISIBLE)
- EXCELLENT OPPORTUNITY FOR RESTAURANTS OR RETAIL
- DIRECTLY ADJACENT TO BOARDWALK HALL (200,000 VISITORS PER YEAR)
- HIGH PEDESTRIAN TRAFFIC AND EXCELLENT VISIBILITY

JOIN NEIGHBORS

JIM WHELAN
BOARDWALK HALL

Rainforest Cafe


CAESARS
ATLANTIC CITY

PLAYGROUND
ONE ATLANTIC OCEAN

 **STARBUCKS™**

TangerOutlets
ATLANTIC CITY





H&M

Tanger Outlets

Brooks Brothers

COACH

UNDER ARMOUR

POLO RALPH LAUREN

BANANA REPUBLIC

RUTH'S CRISP STEAK HOUSE

VENTNOR AVENUE

Boardwalk Hall
With Over 1000 Air-Conditioned Seats

SITE

Starbucks

Rainforest Cafe

CAESARS CASINO

LOUIS VUITTON

TIFFANY & CO.

PLAYGROUND

SOZA

Continental

BOARDWALK



Harrahs

2-MILES

19,623 VPD

GOLDEN NUGGET
ATLANTIC CITY

87

Borgata

30

ABSECON BOULEVARD 38,640 VPD

EXPRESSWAY 20,745 VPD

VENTNOR AVENUE 37,344 VPD

TANGER OUTLETS
H&M Under Armour RUTH'S CHRIS STEAK HOUSE
COACH
Brooks Brothers
BANANA REPUBLIC
POLO RALPH LAUREN

ATLANTIC CITY
CONVENTION CENTER

ATLANTIC CITY

VENTNOR AVENUE

Wesley's
20 Steps

BADER
AIRFIELD

SITE

SHOWBOAT
ATLANTIC CITY

VENTNOR AVENUE 37,344 VPD

TROPICANA
PF. CHANG'S CARMINES
IMAX CIRCUS OF THE SUNS
Palm RESTAURANT SWAROVSKI

22,994 VPD

Rainforest Cafe

CAESARS

Hard Rock
Cafe

MARGARETVILLE

PLAYGROUND

VENTNOR



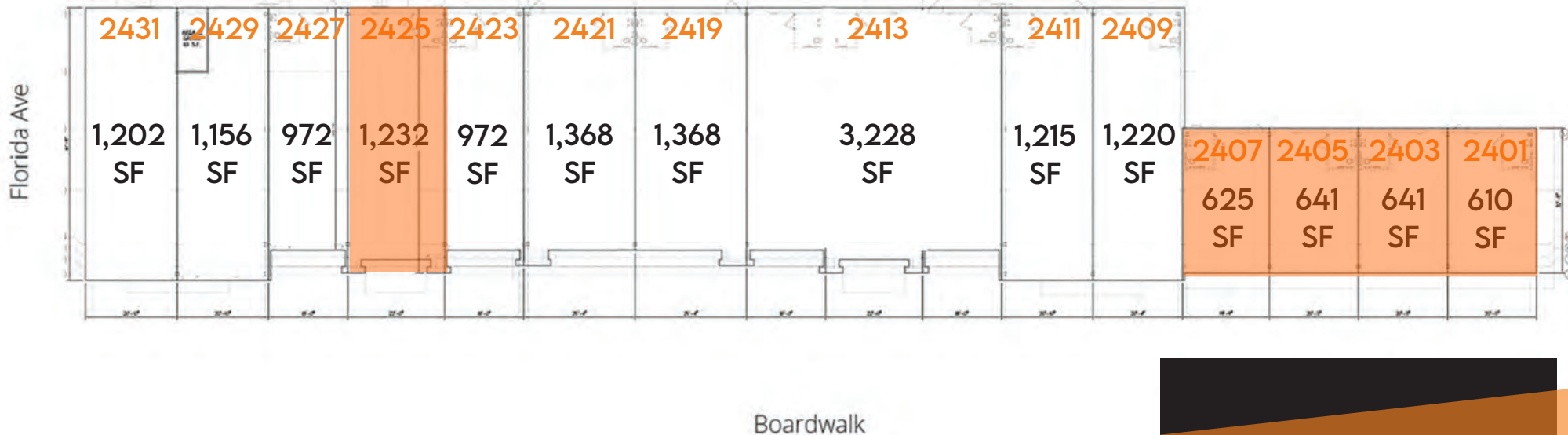
2024 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	17,044	53,609	76,256
MEDIAN AGE:	35.6	41.1	45.6
TOTAL HOUSEHOLDS:	6,477	22,640	33,777
AVERAGE HOUSEHOLD INCOME	\$49,930	\$61,126	\$79,978
AVERAGE HOUSEHOLD SIZE:	2.4	2.2	2.1
AVERAGE HOUSEHOLD VEHICLES:	1	1	1
MEDIAN HOME VALUE:	\$134,368	\$235,459	\$325,315

SITE PLAN

SUITE	TENANT	SF
2431	AVAILABLE	1,202
2429	AVAILABLE	1,156
2427	AVAILABLE	972
2425	NOT AVAILABLE	1,232
2423	AVAILABLE	972
2421	AVAILABLE	1,368
2419	AVAILABLE	1,368

SUITE	TENANT	SF
2413	AVAILABLE	3,228
2411	AVAILABLE	1,215
2409	AVAILABLE	1,220
2407	NOT AVAILABLE	625
2405	NOT AVAILABLE	641
2403	NOT AVAILABLE	641
2401	NOT AVAILABLE	610



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