

# Berger Realty

Since 1928



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201 9th St  
Ocean City, NJ 08226

Asking \$4,500,000.00



## COMMENTS

Located at one of Ocean City's most high-profile intersections, 201 E 9th St is a premier commercial property offering 3,000 SF of modern, versatile space on a high-exposure corner lot. Built in 2022, this contemporary building features floor-to-ceiling glass windows that flood the interior with natural light, creating an inviting atmosphere that enhances the customer and client experience. Positioned on 0.63 acres with 250 feet of frontage along 9th Street, this property offers a prime flagship location for businesses looking to establish a dominant presence in Ocean City's busiest retail corridor. With three separate entrances, it provides exceptional flexibility and accessibility, making it ideal for a variety of uses, including a flagship retail store, bank branch, corporate office, boutique medical or wellness center, showroom, or other specialty business. As the primary commercial artery of Ocean City, 9th Street sees an enormous amount of foot and vehicle traffic year-round, making this property a strategic investment for maximum brand exposure. During peak summer months, traffic volume surges to 35,000 vehicles per day near the Route 52 bridge, with 21,000 ADT west of 9th Street and 19,000 ADT east of West Avenue. This unrivaled visibility, combined with the property's modern glass façade, three separate entrances, and flexible layout options, makes it a highly sought-after location for businesses looking to capitalize on the city's thriving commercial environment. ----- With on-site parking, a Walk Score of 88, and proximity to major attractions, this property is easily accessible for both pedestrians and drivers alike. 201 E 9th St presents a unique investment opportunity in one of New Jersey's most vibrant shore destinations. Whether utilized as a retail store, bank, multi-use commercial space, this property offers endless possibilities in a



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