

# Ocean Heights Plaza

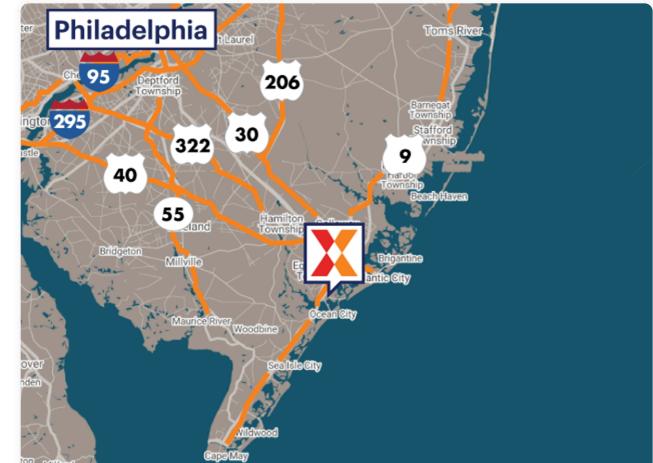
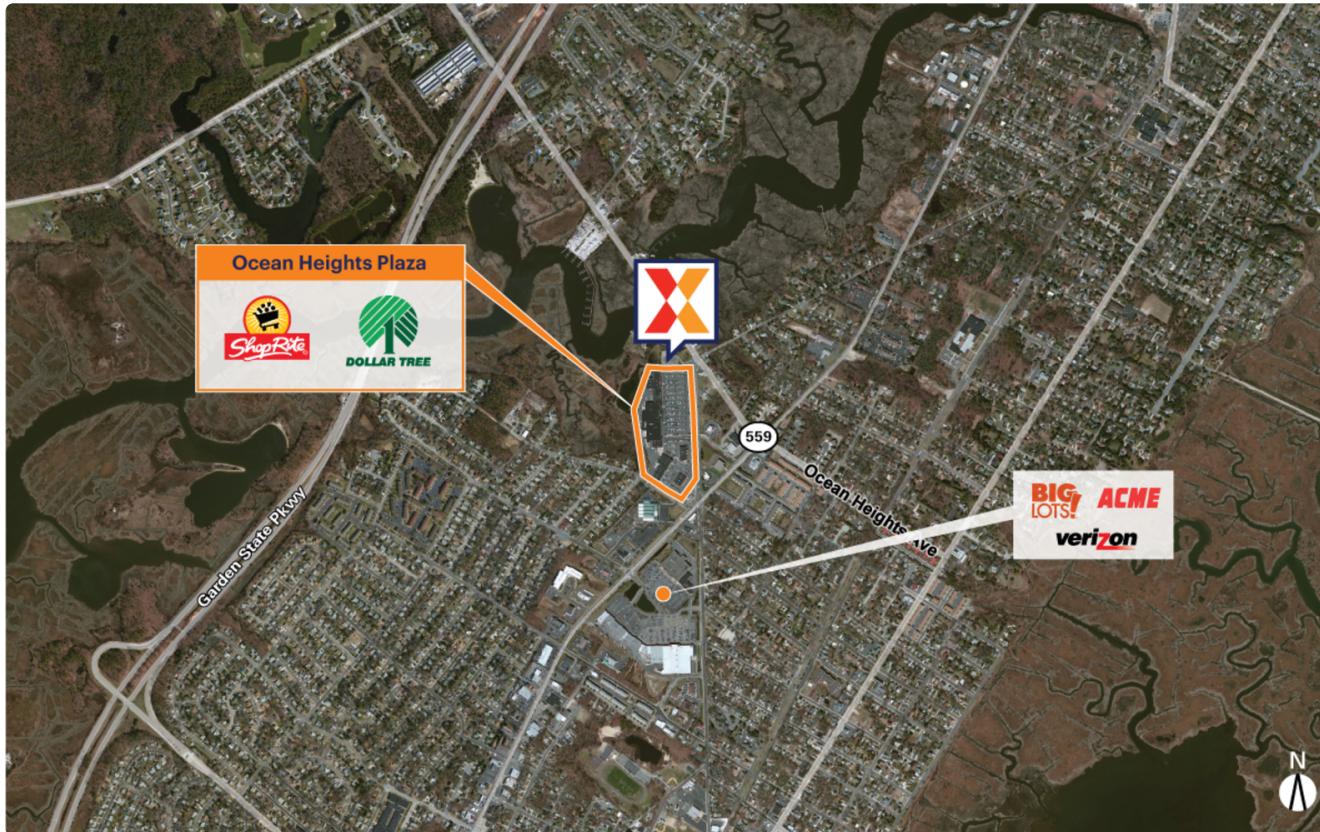
319 Bethel Road | Somers Point, NJ 08244

Atlantic County

Atlantic City-Hammonton, NJ

179,179 Sq Ft

39.3321, -74.5957



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 8,843     | 31,285    | 72,278    |
| Daytime Pop. | 8,698     | 27,063    | 65,998    |
| Households   | 3,830     | 12,539    | 29,297    |
| Income       | \$112,266 | \$145,040 | \$147,194 |

Source: Synergos Technologies, Inc. 2024

Anchored by an 80,734 Sq Ft ShopRite, this market-dominant center draws an estimated 8K+ daily visits and 3M+ annually (Placer.ai 2024)

Surrounded by a highly affluent and educated population, with average household incomes of \$133K+ and 39% holding college degrees within 3 miles

High visibility from 15K+ vehicles daily on New Rd and 19K+ on Ocean Heights Ave (Kalibrate 2019)

Located a short distance from Ocean City beaches and boardwalk



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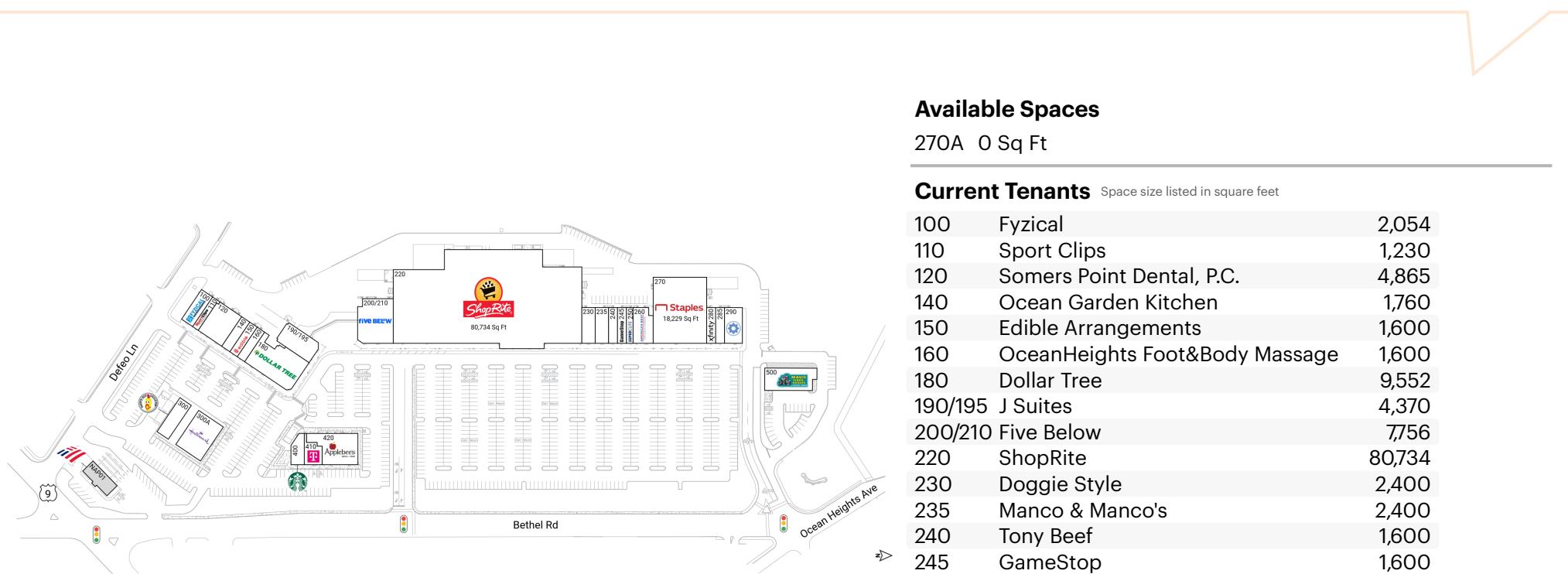
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## Available Spaces

270A 0 Sq Ft

## Current Tenants

Space size listed in square feet

|         |                                      |        |
|---------|--------------------------------------|--------|
| 100     | Fyzical                              | 2,054  |
| 110     | Sport Clips                          | 1,230  |
| 120     | Somers Point Dental, P.C.            | 4,865  |
| 140     | Ocean Garden Kitchen                 | 1,760  |
| 150     | Edible Arrangements                  | 1,600  |
| 160     | OceanHeights Foot&Body Massage       | 1,600  |
| 180     | Dollar Tree                          | 9,552  |
| 190/195 | J Suites                             | 4,370  |
| 200/210 | Five Below                           | 7,756  |
| 220     | ShopRite                             | 80,734 |
| 230     | Doggie Style                         | 2,400  |
| 235     | Manco & Manco's                      | 2,400  |
| 240     | Tony Beef                            | 1,600  |
| 245     | GameStop                             | 1,600  |
| 250     | Supercuts                            | 1,200  |
| 260     | America's Best Contacts & Eyeglasses | 3,423  |
| 270     | Staples                              | 18,229 |
| 280     | XFINITY by Comcast                   | 1,600  |
| 285     | Tiffani Nail & Beauty Spa            | 1,600  |
| 290     | Club Pilates                         | 3,200  |
| 300     | Dave's Hot Chicken                   | 3,000  |
| 300A    | Hallmark Cards                       | 6,000  |
| 300B    | Jersey Mike's                        | 1,774  |
| 400     | Starbucks                            | 1,860  |
| 410     | T-Mobile                             | 2,003  |
| 420     | Applebee's                           | 6,169  |
| 500     | Mavis Tire                           | 5,600  |
| NAPO1   | Bank of America                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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