



**4910 Wellington
 Ventnor, NJ 08406**

Asking \$2,400,000.00



COMMENTS

Now Available: ±9,900 SF freestanding retail building (includes BOA pad site) located along one of Ventnor's most active corridors, Wellington Avenue. Previously occupied by Dollar General, the site will be vacated by September 2025 and is ideal for retail, medical, or owner-user redevelopment. Property Highlights: ±9,900 total SF building (for pad site and building) on ±1.92 acres. Dollar General vacating – available September 2025. Comes with stabilized income stream until 2030 from the BOA pad site. This property is ideal for essential retail, medical, grocery, or service-oriented businesses. High visibility: 14,700+ vehicles/day on Wellington Ave. Market rent potential: \$15–\$18/SF NNN. Great for investors or owner-users seeking a high-exposure site. Located minutes from Margate, Atlantic City, and major beach towns. Call for pricing, private tours, or marketing materials.

PROPERTY DETAILS

Heating	Cooling	Water	Sewer
Forced Air	Other (See Remarks)	Public	Public

SALE

BADER-COLLINS ASSOCIATES
 "THE TEAM YOU CAN TRUST"

BERGER REALTY
 3160 Asbury Avenue

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Ask for Bader - Collins Associates
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: bca@bergerrealty.com
<http://www.BADERCOLLINS.com>

