

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 |



Ask for Mark Kolmer  
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