

# Berger Realty

Since 1928



Ocean 17  
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505 New Rd  
Somers Point, NJ 08244

Asking \$1,349,500.00



## COMMENTS

This is the commercial location your competitors hope you never find. 505 New Road puts your brand in the most visible, highest-traffic corridor in Somers Point—the kind of prime frontage that instantly elevates presence, influence, and market authority. Just seconds from the Parkway and minutes from Ocean City, this 13,684 SF multi-tenanted powerhouse delivers nonstop exposure and the credibility today's businesses need to win fast. With renovated suites, commanding roadside signage, and off-street parking, this address doesn't just position you on Route 9—it positions you ahead of everyone else on Route 9. Surrounded by powerhouse national and regional users (Target, ShopRite, McDonald's, Dunkin', Aldi + more), this location sends a message before clients even step inside: You're serious. You're stable. You're the authority. Opportunities like this almost never hit the market here—and when they do, someone decisive takes them immediately.

## PROPERTY DETAILS

Exterior Block	OutsideFeatures Security Light/System	ParkingGarage 11 or More Spaces	InteriorFeatures 220 Volt Electricity
Frame/Wood	Sign	Paved	Security System
			Smoke/Fire Alarm

Basement Slab	Heating Forced Air	Cooling Central	HotWater Gas
	Gas-Natural	Multi-Zoned	



Ask for Grant Halliday  
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