

FOR SALE
\$2,950,000

Discover a premier opportunity to acquire a fully constructed turnkey Type 5 Retailer License with complete local approval from the City of Absecon. The facility is currently under construction and will be delivered to the buyer fully built-out, with all final licensing approvals in place.

Located within a prominent retail strip mall on US Route 30 and Atlantic 651, your dispensary will benefit from high visibility and excellent traffic flow. Positioned on the main route connecting Philadelphia to Atlantic City, this location offers unparalleled exposure and convenience. Seize this opportunity to establish your business in a high traffic strategically located facility, perfectly positioned for success.

**NDA
REQUIRED**

INVESTMENT HIGHLIGHTS

- Conditional state license approved. Annual application materials submitted
- Local resolution is approved. Construction almost complete
- Turnkey Facility: The space will be fully constructed & ready for operation by Dec. 2024.
- High Traffic Count:
 - Over 33,000 vehicles daily on US Route 30
 - Over 15,000 vehicles daily on Atlantic 651
- Complimentary Neighbors: Close to well-known retailers including: Five Guys, Advanced Auto Parts & Walgreens
- Ample Parking: Features a large shared parking lot for ease of access
- Gateway to Atlantic City: Strategically positioned as key entry point to bustling destination.
- Property Size: 2,300 SF
- Monthly Lease Rate: \$6,000 + NNN (Approximately \$7,000 Total)
- **Business Purchase Price: \$3,450,000**



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