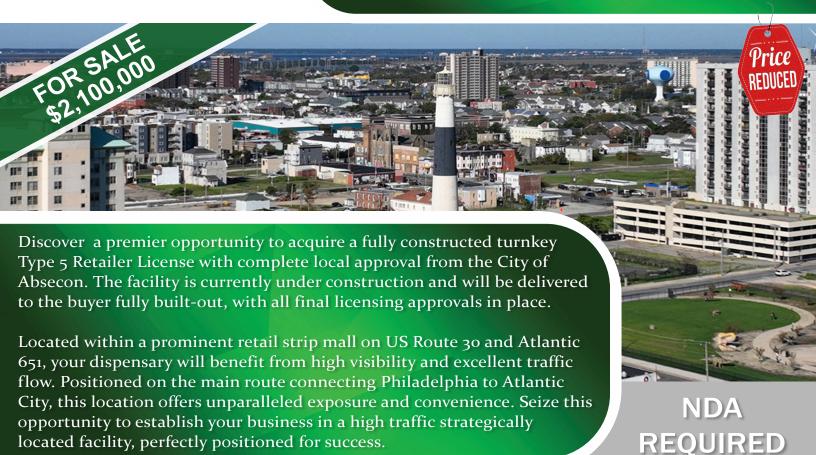


## Turnkey Type-5 Retailer License Absecon, NJ







- 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 or 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: \$2,100,000

## Meilad Rafiei

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Associate Agent License# 02074994 760.987.9202 Ryan@WeCann.biz

**Ryan Dowse**