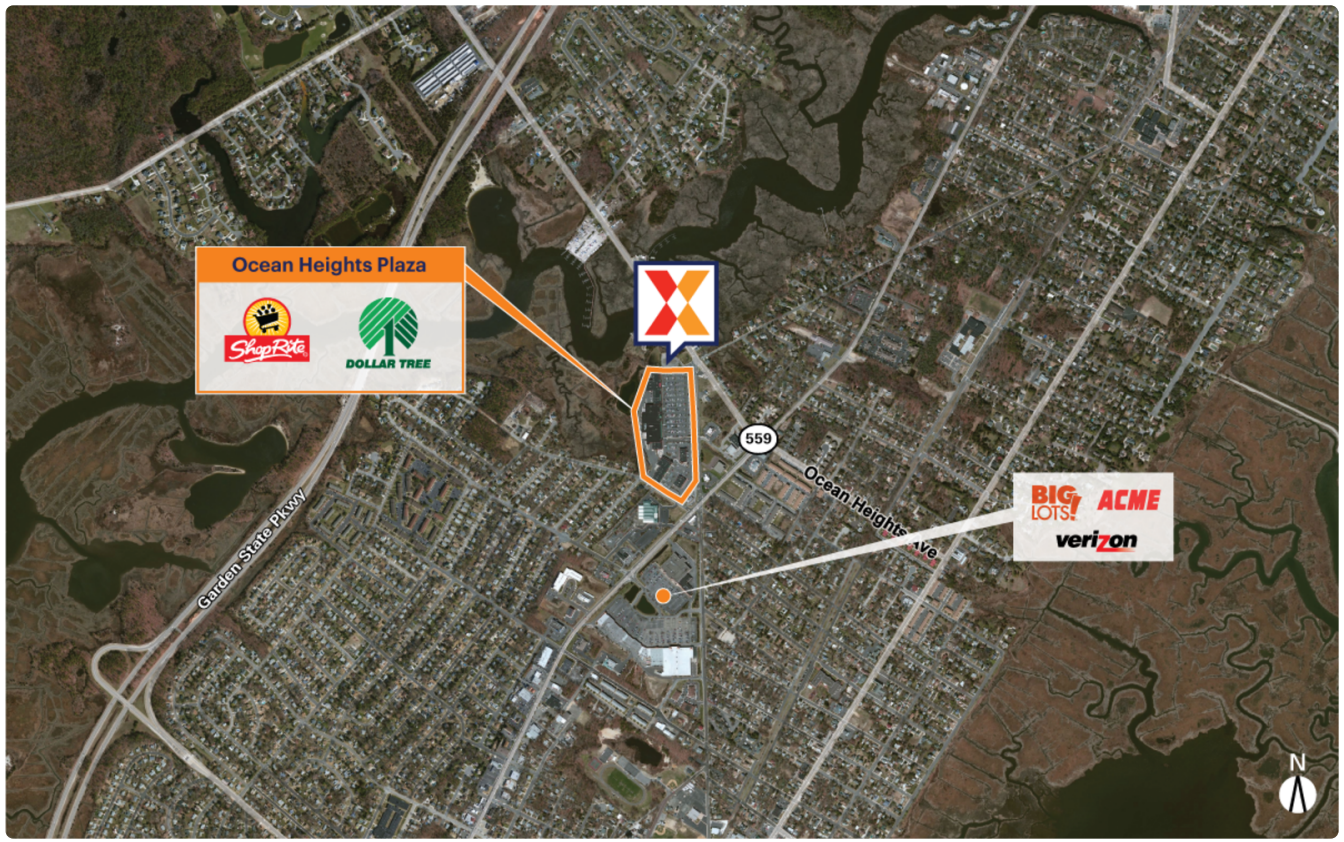
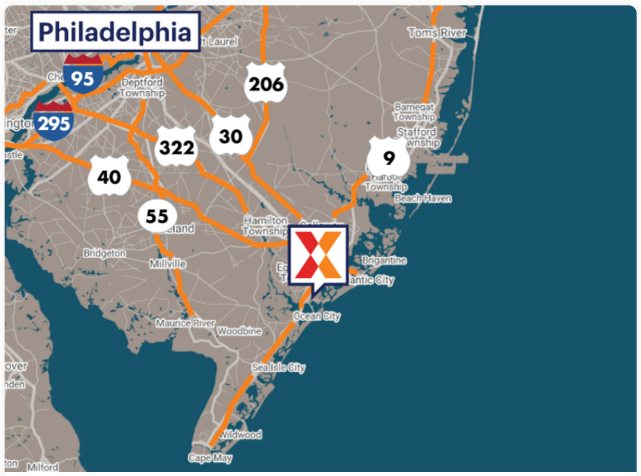
Ocean Heights Plaza

Atlantic County | Atlantic City-Hammonton, NJ | 179,183 Sq Ft

319 Bethel Road | Somers Point, NJ 08244

39.3321, -74.5957





Demographics	1 Mile	3 Miles	5 Miles
Population	8,843	31,285	72,278
Daytime Pop.	8,698	27,063	65,998
Households	3,830	12,539	29,297
Income	$112,266	$145,040	$147,194

Source: Synergos Technologies, Inc. 2024

Anchored by an 80,734 Sq Ft ShopRite, this market-dominant center draws an estimated 8K+ daily visits and 3M+ annually (Placer.ai 2025)

Surrounded by a highly affluent and educated population, with average household incomes of $145K+ and 41% holding college degrees within 3 miles

High visibility from 16K+ vehicles daily on New Rd and 19K+ on Ocean Heights Ave (Kalibrate 2025)

Located a short distance from Ocean City beaches and boardwalk



Mike Kurkowski 610.834.7431 Mike.Kurkowski@brixmor.com

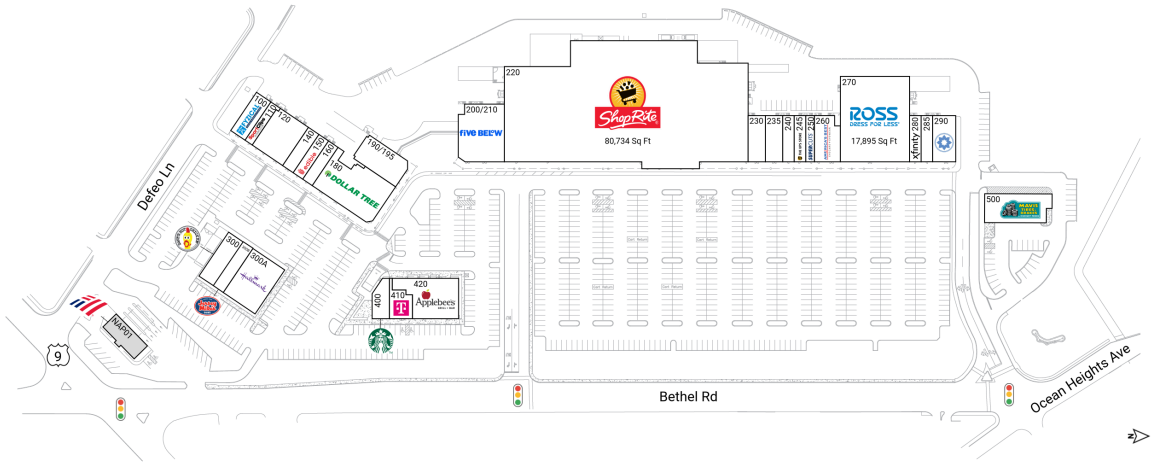
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Current Tenants

Space size listed in square feet

100	Fyzical	2,054
110	Sport Clips	1,230
120	Somers Point Dental, P.C.	4,865
140	Ocean Garden Kitchen	1,760
150	Edible Arrangements	1,600
160	OceanHeights Foot&Body Massage	1,600
180	Dollar Tree	9,552
190/195	J Suites	4,370
200/210	Five Below	7,756
220	ShopRite	80,734
230	Doggie Style	2,400
235	Manco & Manco's	2,400
240	Tony Beef	1,600
245	The UPS Store	1,600
250	Supercuts	1,200
260	America's Best Contacts & Eyeglasses	3,423
270	Ross Dress for Less	17,895
280	XFINITY by Comcast	1,600
285	Tiffani Nail & Beauty Spa	1,600
290	Club Pilates	3,200
300	Dave's Hot Chicken	3,000
300A	Hallmark Cards	6,000
300B	Jersey Mike's	1,774
400	Starbucks	1,860
410	T-Mobile	2,003
420	Applebee's	6,169
500	Mavis Tire	5,600
NAP01	Bank of America	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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Mike Kurkowski 610.834.7431 Mike.Kurkowski@brixmor.com

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