

174

B R O A D W A Y

LONG BRANCH, NJ



For Retail Leasing Contact:

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Market Demographics

- Strong average incomes north of \$100,000
- Nearly 100,000 people living within the immediate area
- Close proximity to Monmouth University with over 6,000 students and 590 staff
- Additional 55,000 employees working within the market
- Estimated retail sales of nearly \$2B within 5-miles of the site

Market Activators

- Garfield Park
- Long Branch Beach & Boardwalk
- Monmouth Medical
- Monmouth University
- NJ Transit
- Ocean Palace
- Seven Presidents Oceanfront Park
- Wave Resort

Market Tenants



And more...

Radius	Population	Employee Population	Median Age	Total Daytime Population	Average Household Income
1 Mile	19,791	9,656	37.9	19,998	\$99,844
3 Mile	53,408	21,667	39.4	49,522	\$132,323
5 Mile	94,593	60,621	41.4	117,119	\$156,611
7 Mile	191,122	103,924	42.2	197,747	\$154,625
10 Mile	286,532	147,538	43.3	286,392	\$158,669

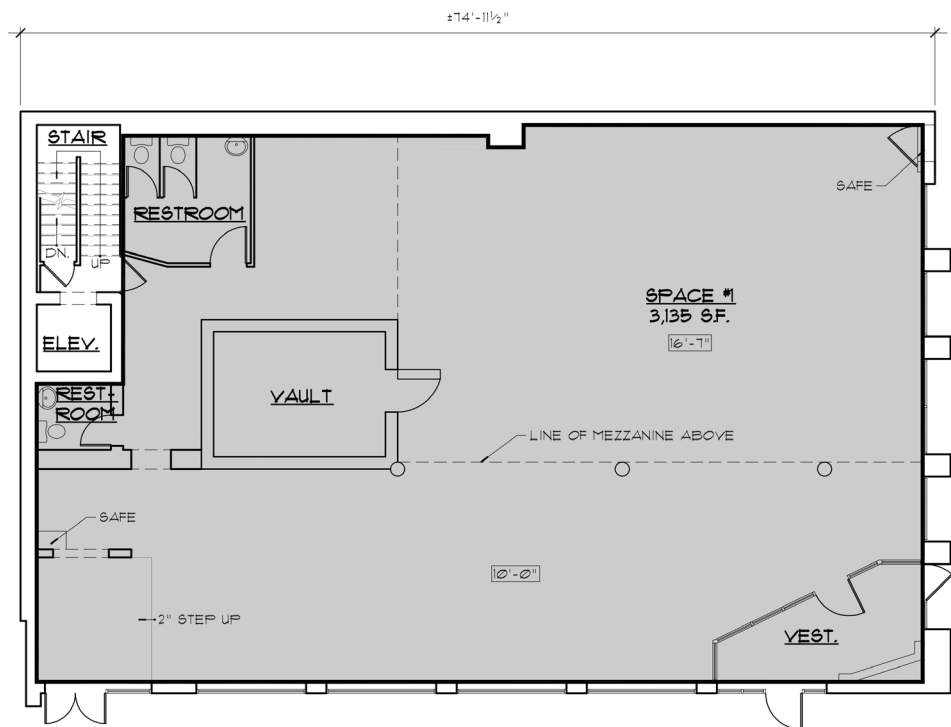




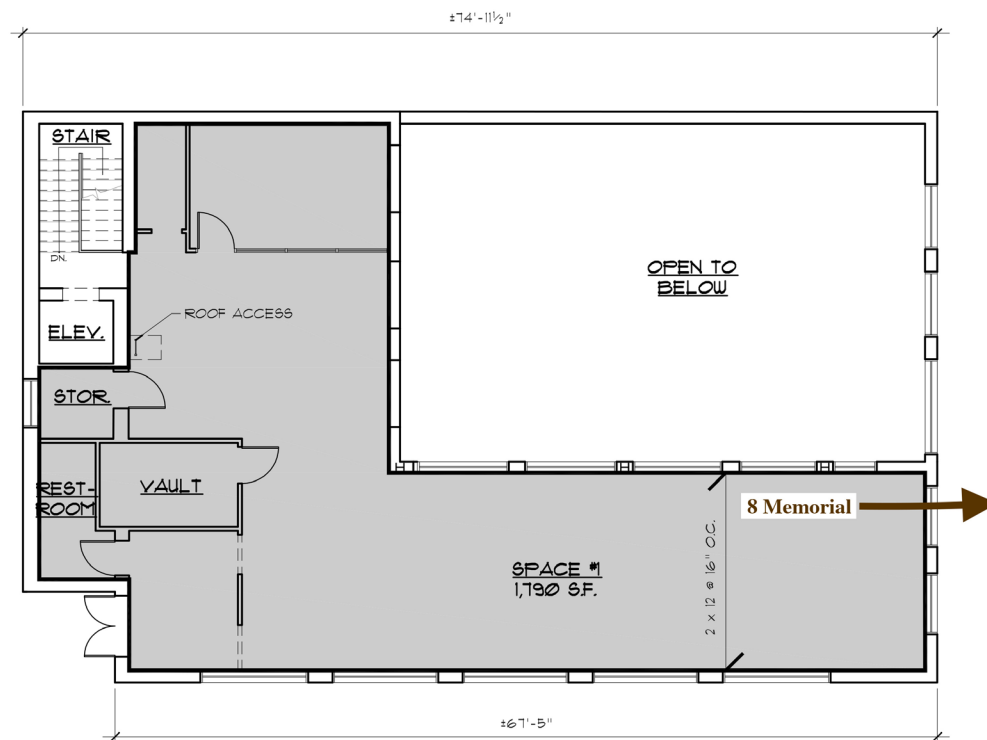
Site Description

- Approximately 1,000–9,500 SF available
- Former bank building; ideal for a potential flagship restaurant opportunity
- Liquor license available
- Centrally located within the market at the hard corner on Broadway and Liberty Street in Long Branch, and walking distance to the beach
- Surrounded by new residential development, including approximately 299 units currently under construction directly across the street
- Tremendous HH incomes in the surrounding area and a dense, year-round residential population that grows exponentially during the summer months
- Access to public parking directly behind the site
- Multiple configurations can be considered, including mezzanine and second level opportunities
- Over 120 million people spending \$49.1 billion dollars visited the Jersey Shore last year with Monmouth County beaches having a record-breaking year in 2024 as beach badge sales surpassed \$30MM. In addition, Long Branch beach specifically, saw 6,000-7,000 daily visitors throughout the summer.

Space Plans 1 & 2

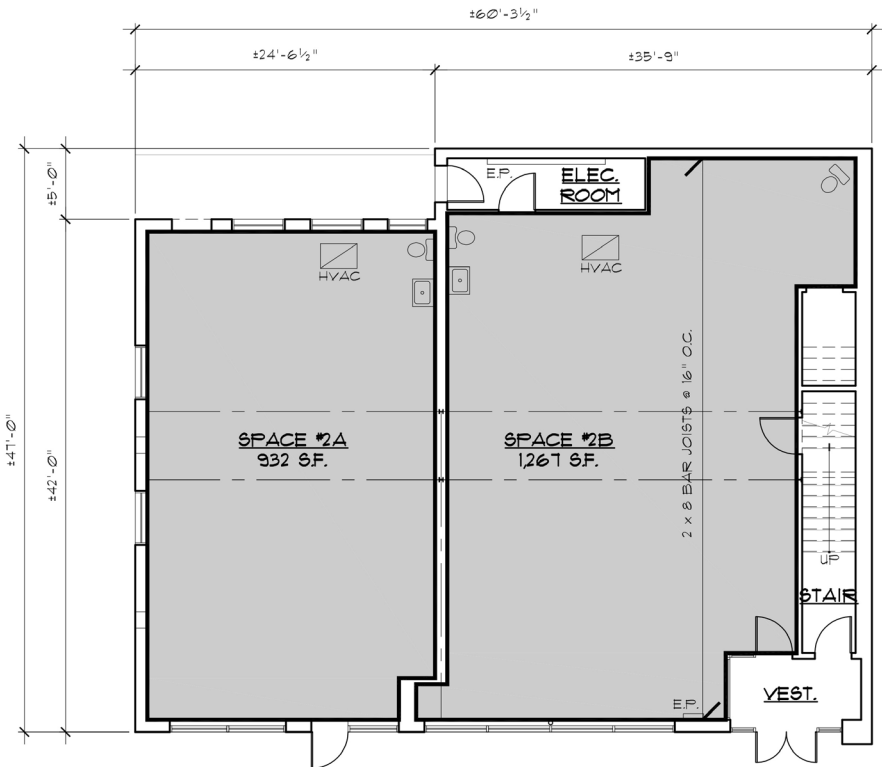


FIRST FLOOR PLAN

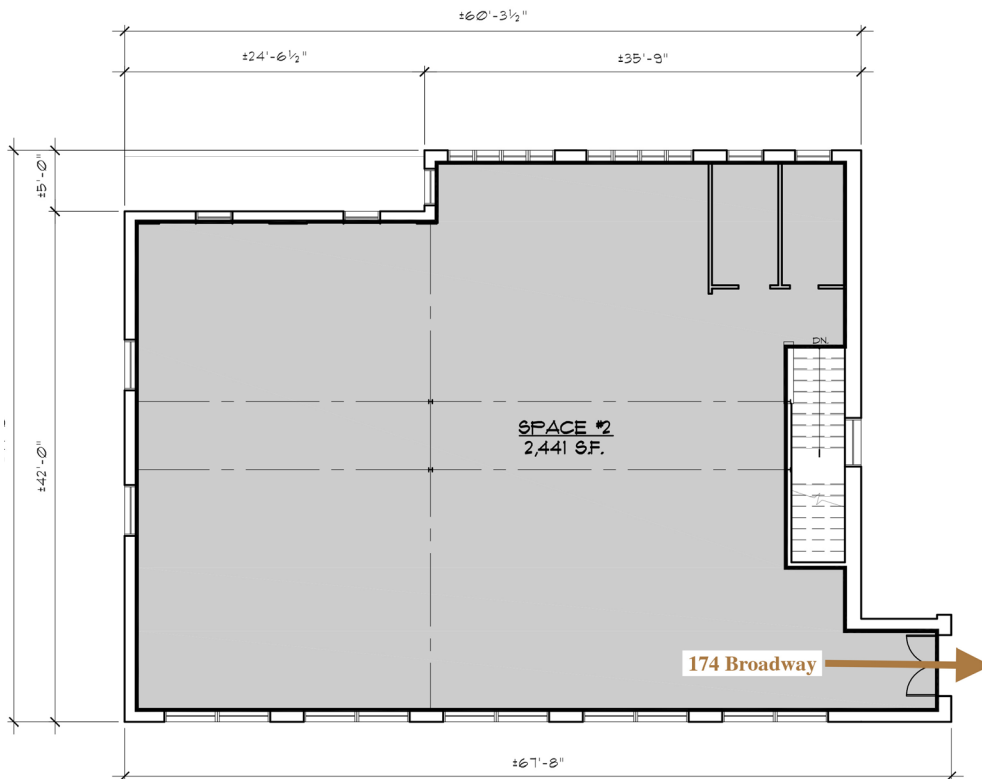


SECOND FLOOR PLAN

Space Plans 3 & 4



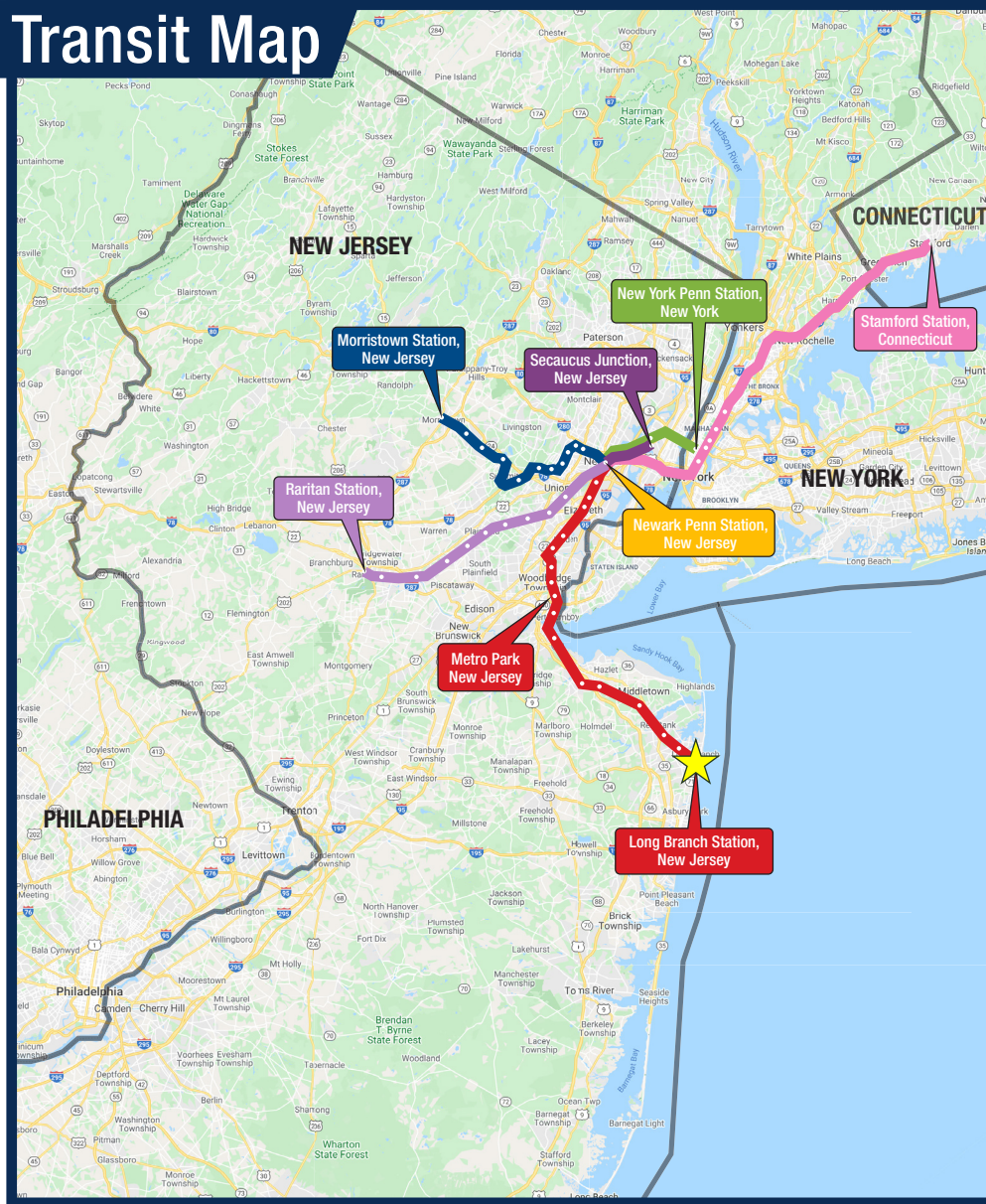
FIRST FLOOR PLAN



SECOND FLOOR PLAN

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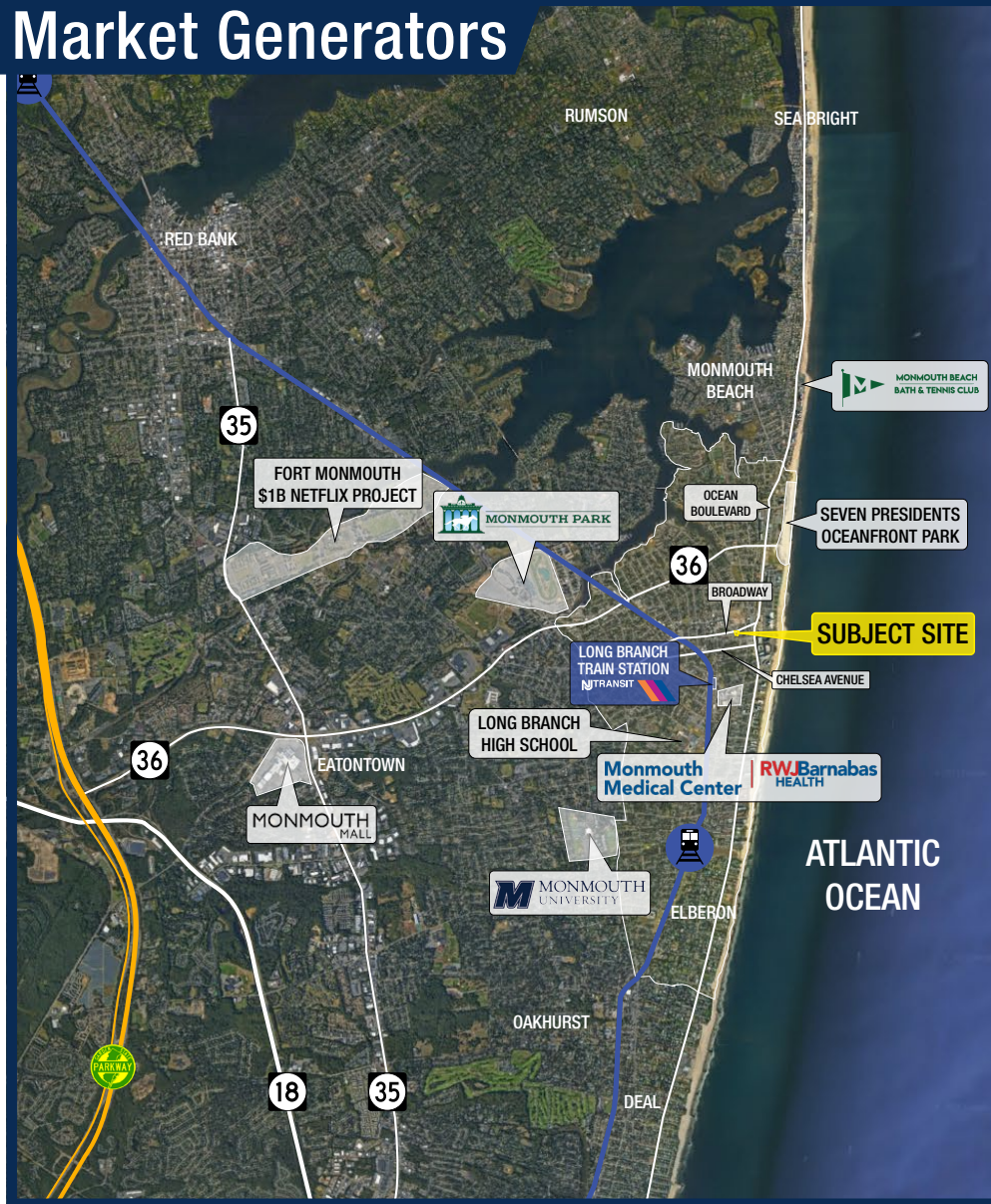
Transit Map



Development Map



Market Generators



Beach Badge Income

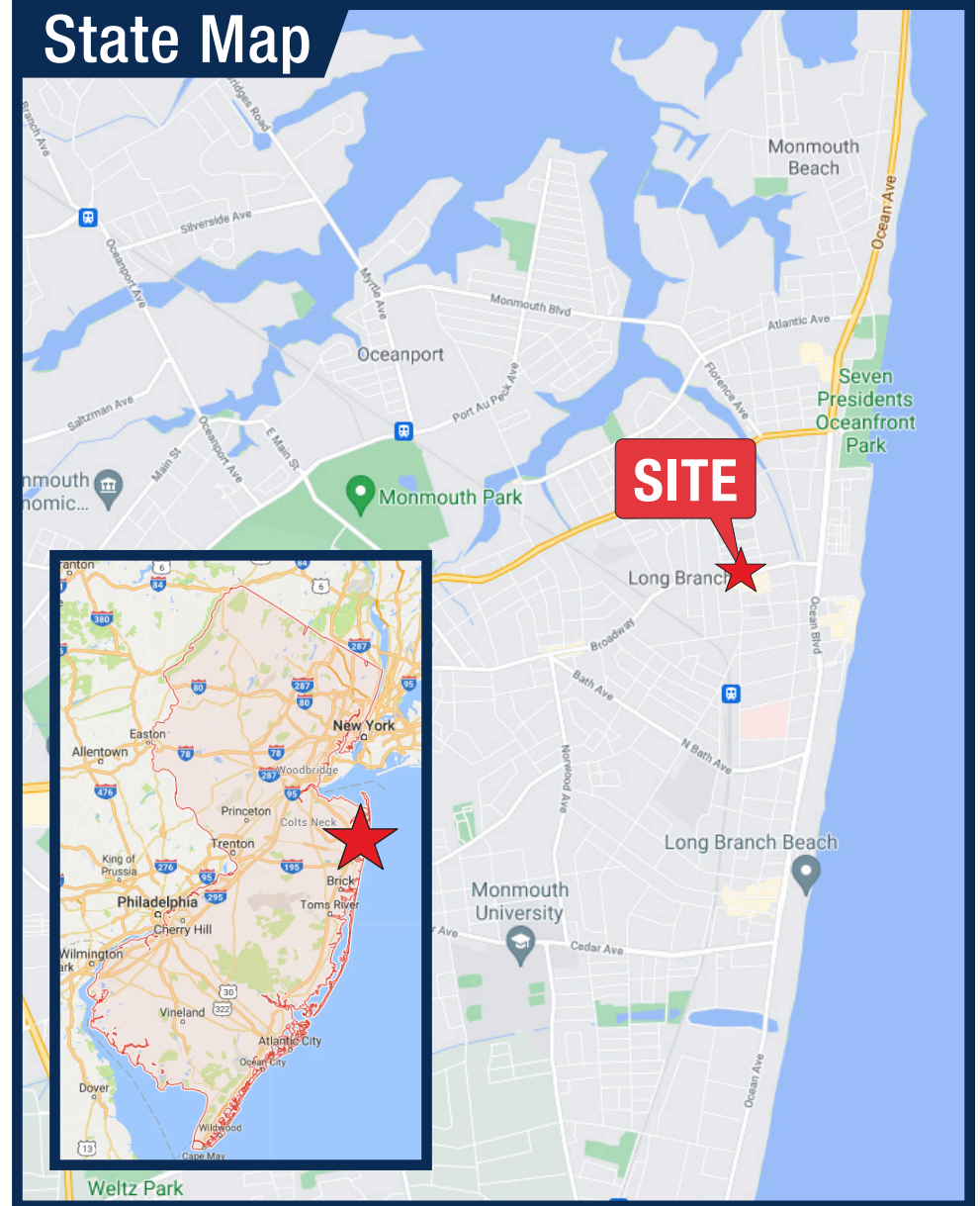


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Market Aerial

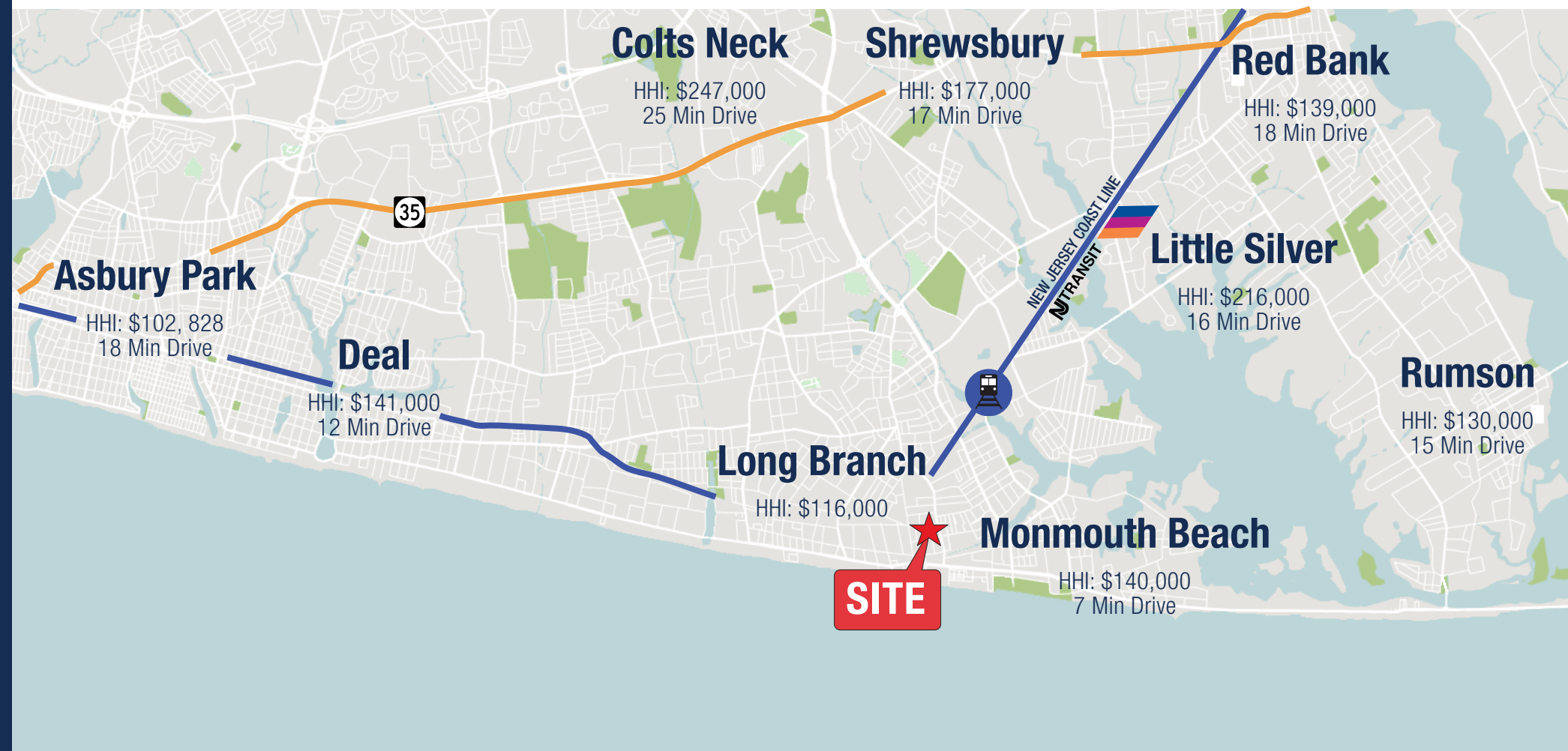


State Map



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The Shore

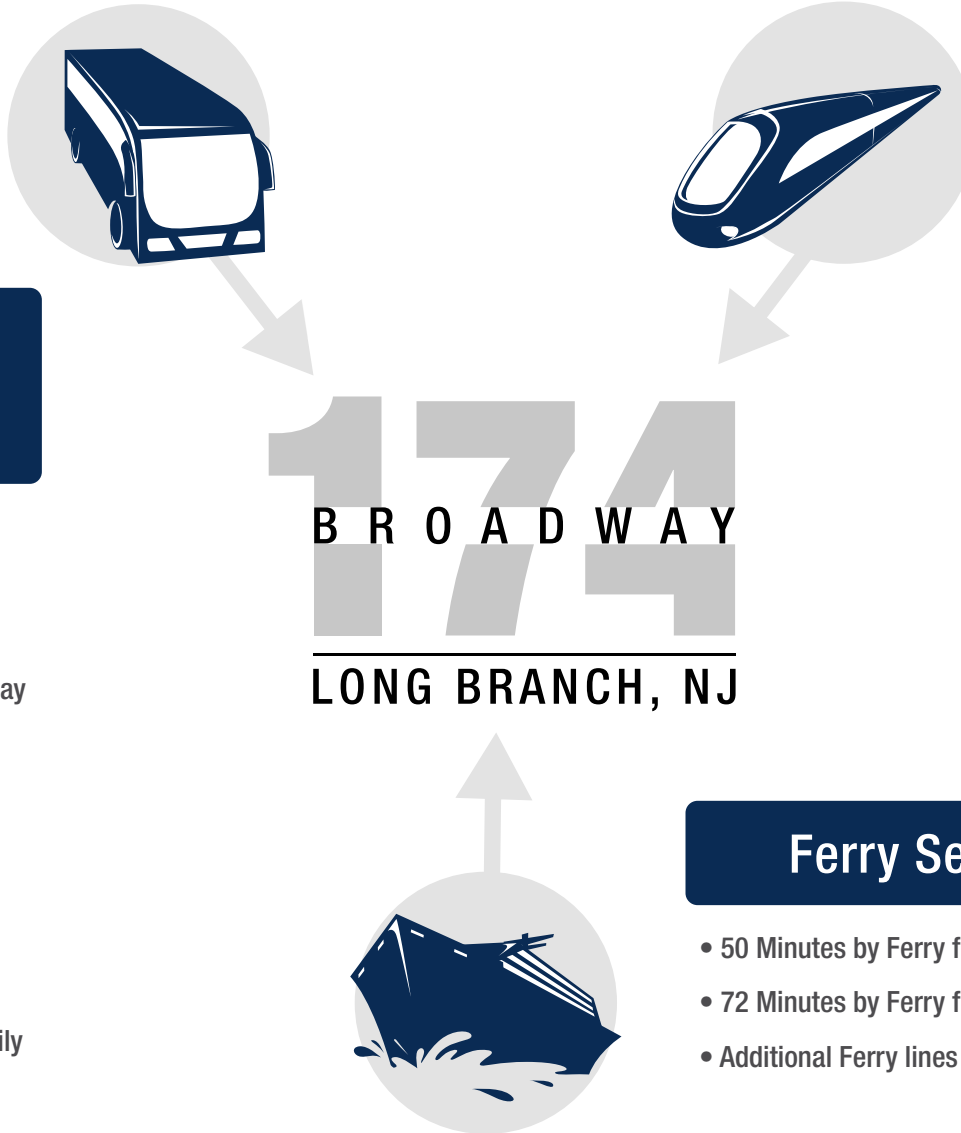


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Accessibility

Minutes away from Major Highway Systems

- 60 Minute drive from Manhattan
- 45 Minute drive from Jersey City
- 90 Minutes drive from Philadelphia
- Ocean Blvd – 15,616 Vehicles per day (less than 1 min drive)
- Route 36 – 22,775 Vehicles per day (approx. 7 min drive)
- Route 35 – 35,886 Vehicles per day (approx. 12 min drive)
- Route 18 – 51,317 Vehicles per day (approx. 17 min drive)
- Garden State Parkway – Most heavily trafficked highway system in NJ (approx. 18 min drive)



Long Branch Station

- 72 Minutes to Manhattan via Northeast Corridor direct
- Walking distance to Pier Village
- 60 additional trains added during summer season for increased ridership
- Nearly 275,000 annual weekday riders

Ferry Service

- 50 Minutes by Ferry from New York
- 72 Minutes by Ferry from Jersey City
- Additional Ferry lines planned in the future

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