

HEART OF
DOWNTOWN RED BANK

EXCLUSIVE
PYLON SIGN



83 Monmouth Street

Red Bank, New Jersey

Availability

- +/- 1,880 SF (Rare Onsite Parking/Outdoor Seating Area)

Surrounding Market Activators & Tenants



Demographics

Radius	Population	Daytime Population	Median Household Income	Households
1 Mile	8,221	8,546	\$188,518	3,009
2 Mile	34,055	46,079	\$117,436	13,632
3 Mile	46,740	52,935	\$149,210	17,288

For Lease - Contact

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83 Monmouth Street

Red Bank, New Jersey

Site Description

- Presenting a rare and exclusive retail opportunity, marking its debut in over two decades, right in the vibrant heart of Downtown Red Bank along Maple Avenue (Route 35)
- This property boasts distinctive features, including on-site parking that offers the potential for conversion into an inviting outdoor seating patio, complemented by a convenient roll-up garage door for seamless loading or the creation of an enticing indoor/outdoor dining experience
- Situated just around the corner and less than 500 feet to the esteemed Count Basie and Two River Theaters, Hackensack Riverview Medical Center Hospital, Red Bank Train Station, and a plethora of renowned restaurants and nightlife destinations
- With robust household incomes surpassing \$188,000 and a bustling daytime population of nearly 50,000 individuals in the immediate vicinity, this location provides a thriving customer base
- Experience unparalleled visibility with over 16,823 vehicles passing by daily, ensuring maximum exposure for your retail venture

Overhead Aerial



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Market Aerial



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