

# 1105-1109 MEMORIAL DRIVE

## Asbury Park, NJ

±11,900 SF Single-Tenant  
Retail Investment

### For Sale



APEX  
COMMERCIAL  
EXCHANGE

**Auction Dates:**

**Feb 9, 2026 - Feb 11, 2026**



<b>Type</b>	Retail
<b>Building SF</b>	±11,900 SF
<b>Land Acres</b>	±0.42
<b>Lot Frontage</b>	±139 feet
<b>Tenancy</b>	Single
<b>Occupancy</b>	100%
<b>Renovated</b>	2017
<b>Parking</b>	10 spaces

NNN leased to the local branch of a global non-profit

Continuously occupied since property was built-to-suit in 2017

Below market rent with significant upside potential

Asbury Park has been a hotbed of investment and development with home prices tripling since 2015

126-unit development a block away and more than 1,000 multifamily units delivered in Asbury Park since 2018

Nearby dining, retail and multifamily generate foot traffic to the store





**JACKLENE CHESLER**

**Salesperson**

**Vice Chair**

**+1 973 299 3083**

**jacklene.chesler@colliers.com**

**PATRICK NORRIS**

**Salesperson**

**Vice President**

**+1 973 299 3010**

**patrick.norris@colliers.com**

**BRITTANY LEVENTOFF**

**Associate**

**Transaction Manager**

**+1 845 807 9737**

**brittany.leventoff@colliers.com**

10 Woodbridge Center Drive  
Suite 1010 | Woodbridge, NJ  
P: +1 973 299 3000  
colliers.com

Prospective Buyers are solely responsible for performing their independent due diligence and verifying facts. The material and information contained herein may not be deemed reliable, and no representation or warranties of any kind are being made by the Broker, Seller, or any of their representatives. Any reliance of the content of this Offering Memorandum or any other source of documentation or data provided is solely at your own risk.

