



614 Cookman Avenue

ASBURY PARK, NJ



SACKMAN
REALTY



Sackman Realty Professional Profile

Overview

Sackman Realty, located in Asbury Park, New Jersey, is a full service real estate brokerage concentrating in all aspects of real estate throughout New Jersey. Whether buying, selling, investing, or leasing, Sackman Realty is committed to exceeding expectations in both market knowledge and client care.

Sackman Realty is setting the standard in real estate. This guiding principle ensures our clients receive the most innovative and impactful real estate services, with the highest level of professionalism.

Morgan Sackman
morgan@sackmanrealty.com
914-610-5071

Sackman Realty LLC
513 Cookman Ave
Asbury Park, NJ 07712

sackmanrealty.com

 facebook.com/SackmanRealty

 instagram.com/SackmanRealty



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sackman Realty in compliance with all applicable fair housing and equal opportunity laws.

Location Summary



614 Cookman Avenue

Property Summary

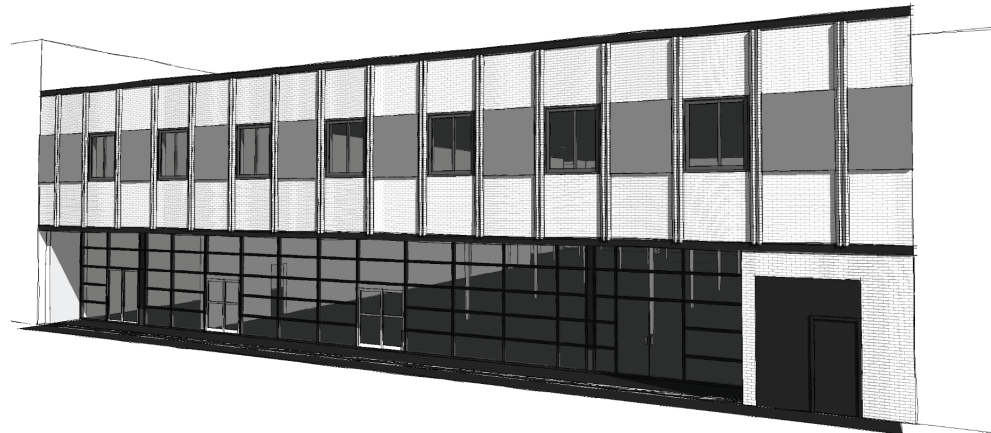
Sackman Enterprise's development team has recently purchased 614 Cookman Avenue, the location of the old J.J. Newberry Co. Department Store. Plans are under way for a full interior and facade renovation.

Investment Overview

Projected Renovation Completion	Vanilla Box Completion 2026
Zone	Central Business District
District	Cookman Ave. Retail Core
Stories	2
Block / Lot	2404 / 6
Average Unit Size	Dividable
Available SF	11,500 SF



VIEW FROM LAKE AVE



VIEW FROM COOKMAN AVE

Renderings of 614 Cookman Avenue



Lake Ave



Cookman Ave

Cookman Avenue Ground Floor Commercial Space (w/ Liquor License Access)

Space Overview

Ground Floor Commercial Space Available SF up to 18,000 SF | 11,500 SF remaining (willing to divide space to fit tenant needs)

Uses

- Retail Sales
- Eating & Drinking Establishments
- Banks
- Retail Services
- Restaurant
- Offices
- Health & Fitness
- Museums & Theaters

*Landlord is targeting grocer/market, gym usage

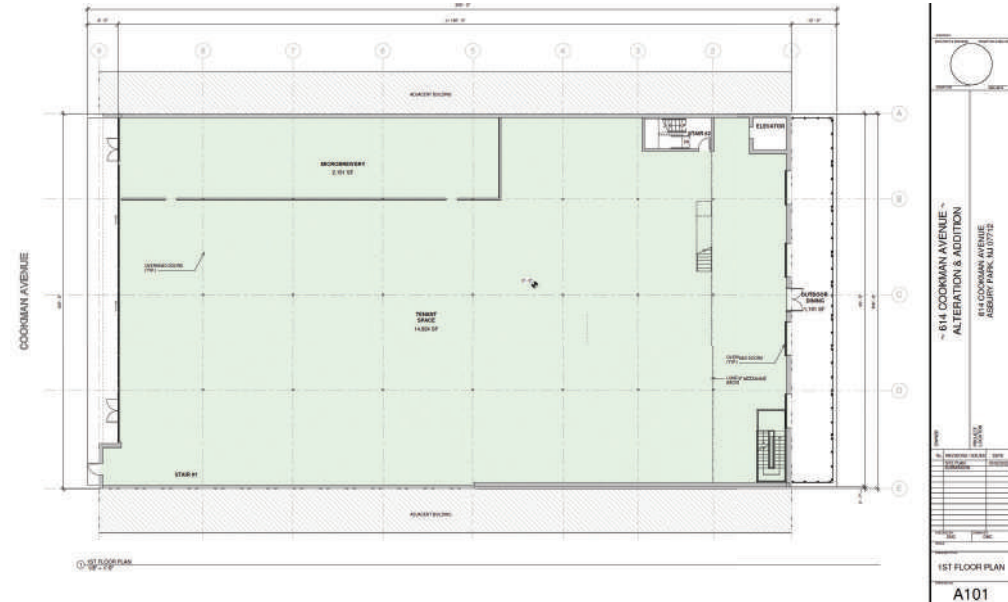
Outdoor Area

Cookman Avenue:
8ft. inset façade

Lake Avenue:
Proposed deck overlooking Wesley Lake
to provide outdoor dining

Liquor License

Landlord has placed liquor license on demised premise. Tenant has ability to use license.



Standard First Floor Plan (Top)

Store 1: LEASED

Store 2: AVAILABLE

Store 3: AVAILABLE

Store 4: LEASED

Store 5: AVAILABLE

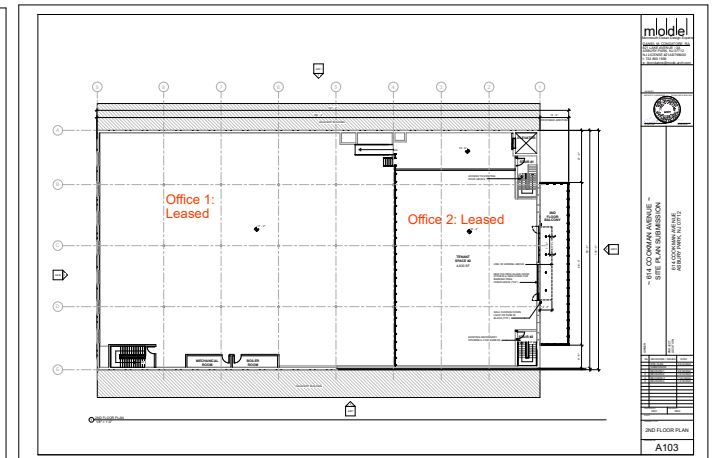
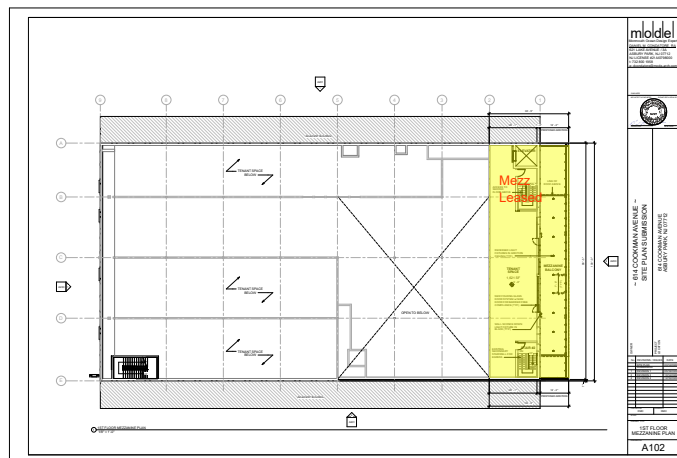
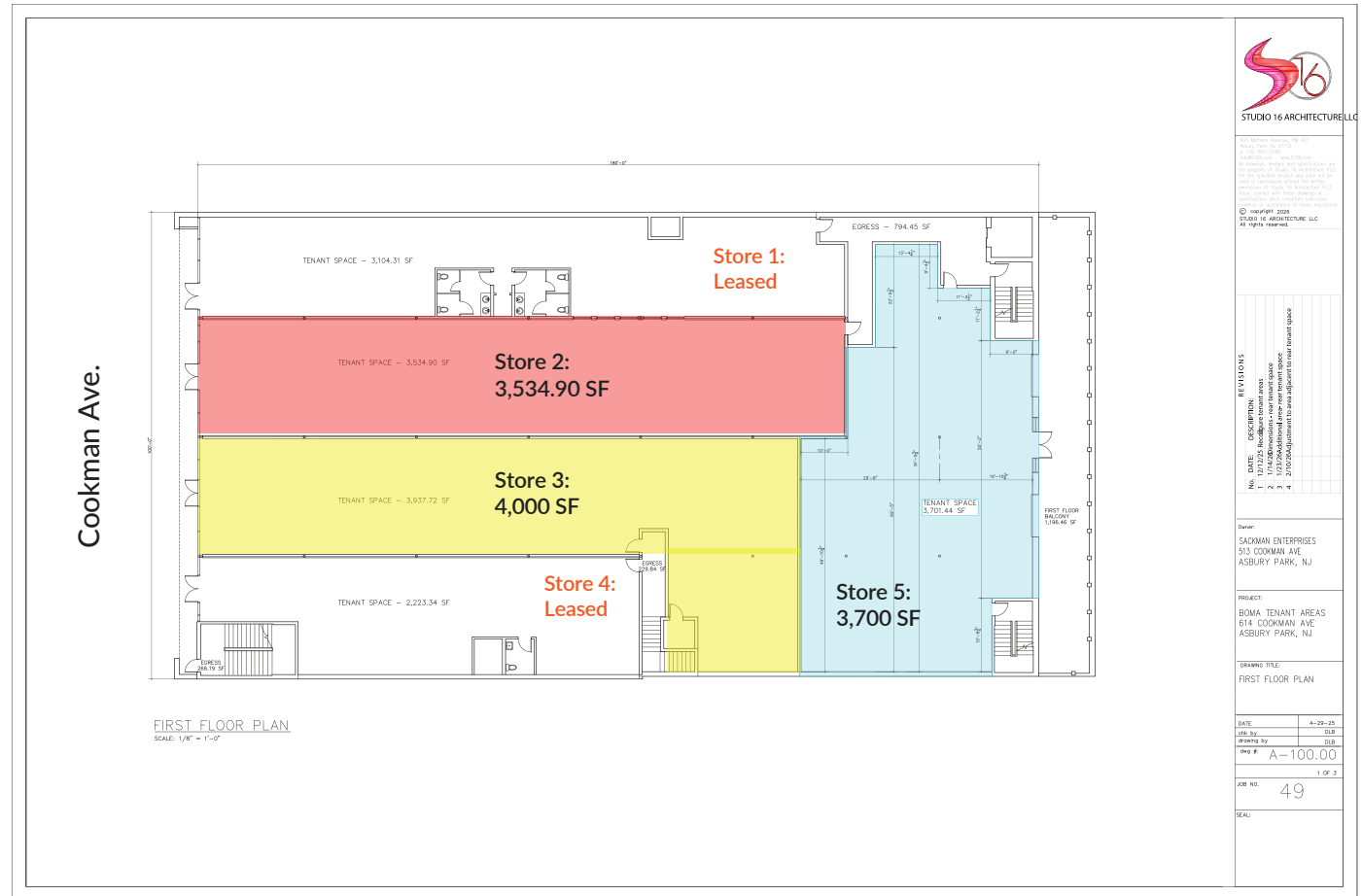
First Floor (Left) Mezzanine Plan

Mezzanine: LEASED

Standard Second Floor Plan (Right)

Office 1: LEASED

Office 2: LEASED



Use Options

Restaurant Option Store 2



Rendering of Store 2

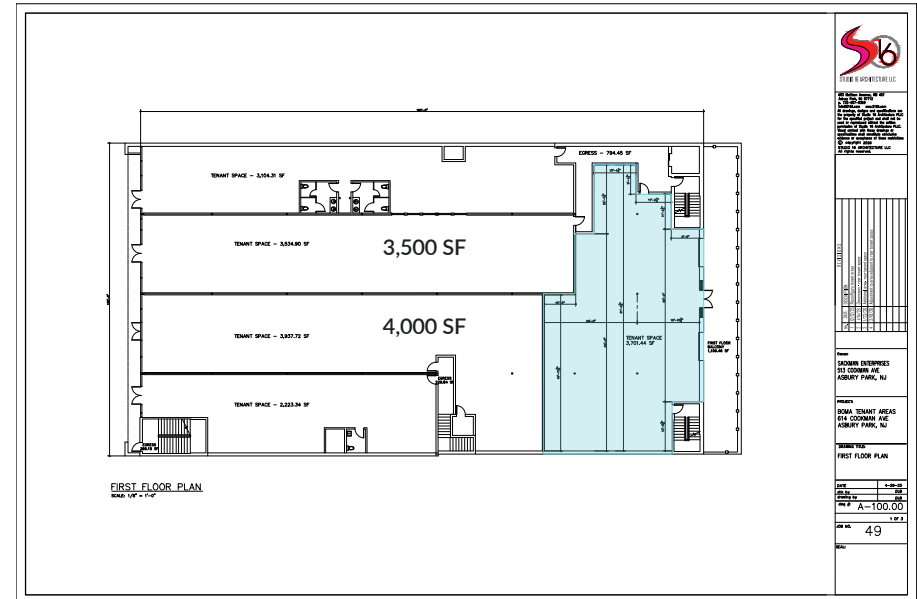


Office Option For Store 5



Spa Option Store 5

Other First Floor Plan Options

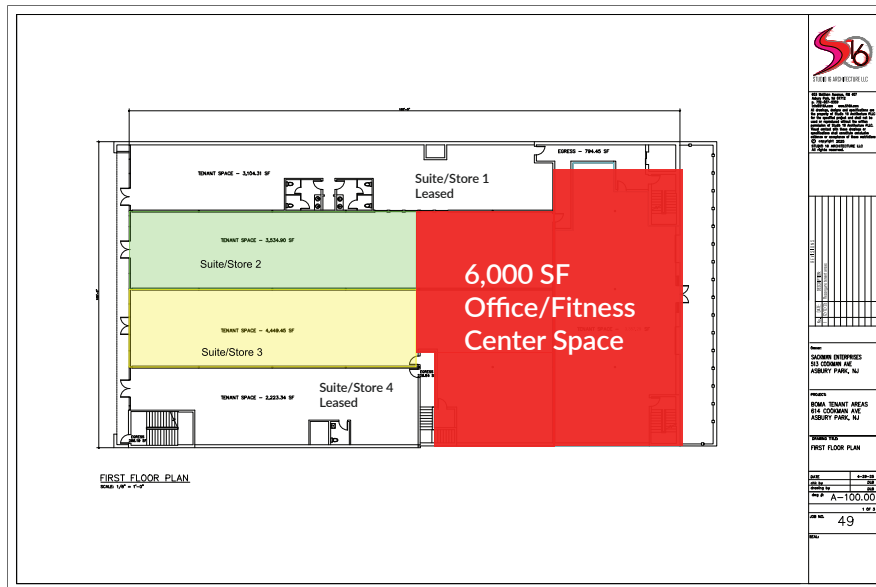


Need 4,000 SF fitness studio or office?

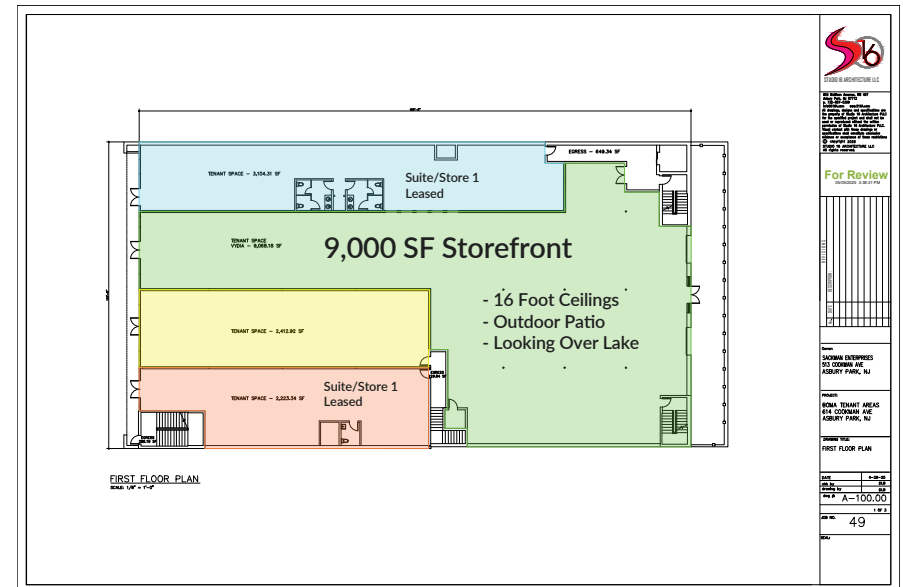
Standard 3,500 - 4,000 SF Store Fronts

Talk to agent about SF needs and they can be flexible on floor plan.

Other First Floor Plan Options



Need 6,000 SF Office/Fitness Center Space with Outdoor Decks?



9,000 SF Cookman Storefront

Talk to agent about SF needs and they can be flexible on floor plan.



Asbury Park Information

Asbury Park is rapidly becoming the most desirable destinations to live and work on the east coast. This music-driven and eclectic city by the sea attracts hundreds of thousands in the summer months, while also flourishing off season by being the only access to urban sophistication for neighboring towns.

Located just an hour from New York city and Philadelphia, Asbury Park has become an entertainment hub for touring acts. Premiere venues and city wide events have fueled revitalization and the success of Asbury's 100+ food establishments.

1,500–2,000 New Residents added since 2020 through a combination of recently completed waterfront and downtown residential developments, including Asbury Ocean Club, Surfside Resort, The Monroe, and other mixed-use projects.

6,000+ Additional Residents could be added over time from the waterfront redevelopment pipeline. The master redevelopment plan includes approximately **3,164 residential units planned** or built along the waterfront. Using a conservative average household size of 2.0 people per unit equates to **roughly 6,300 future residents** at full buildout.

The biggest condo sale recently in Asbury Park was **7 million**.

The current population is approximately 15,716 people and maintains an average population density of **roughly 11,000 residents** per square mile.



Sackman owns 300 units in the downtown and has the potential to build another 290 units in the downtown and on Asbury Ave - all luxury residential units that are year round renters.

Food Desert Relief Program



The Food Desert Relief Program addresses the food security needs of communities across New Jersey by providing up to \$40 million per year in tax credits, loans, grants, and/or technical assistance to increase access to nutritious foods and develop new approaches to alleviate food deserts.

Through the Program, the NJEDA will identify up to 50 food desert communities across the state in coordination with the Departments of Community Affairs and Agriculture; award tax credits to incentivize businesses to establish and retain new supermarkets and grocery stores in food desert communities; offer technical assistance on best practices for increasing the accessibility of nutritious foods; and provide grants and loans for food retailers of all sizes to fund equipment costs associated with providing fresh food, technology costs associated with supporting Supplemental Nutrition Assistance Program (SNAP) and Supplemental Nutrition Program for Women, Infants, and Children (WIC) payments, and initiatives to ensure food security.

ELIGIBILITY

To receive tax credits through the Food Desert Relief Program, supermarkets or grocery stores must:

- Be a retail outlet with at least 16,000 square feet where 90 percent of space is occupied by food and related products.
- Be the first or second supermarket or grocery store in a designated food desert community.
- Commit to accept benefits from federal nutrition assistance programs, including SNAP and WIC.

The Program will also make grants and loans for equipment, technology costs, and initiatives to ensure food security of residents available to eligible entities within designated food desert communities, including supermarkets and grocery stores, midsize food retailers that are 2,500 to 16,000 square feet, small food retailers less than 2,500 square feet, and other entities supporting food security.

Funding will be available for designated Food Desert Communities. Please find the list of Food Desert Communities.

Asbury Park in the Press (click title to view the article!)

“This Small Beach Town Was Just Named the Best in the U.S.— and It's Only 90 Minutes From NYC”

<https://www.travelandleisure.com/guide-to-asbury-park-new-jersey-11787455>

“The Best Restaurants in Asbury Park”

<https://njmonthly.com/articles/eat-drink/best-restaurants-in-asbury-park/>

“A Perfect Weekend in Asbury Park. N.J.”

<https://www.nytimes.com/2022/07/12/travel/nj-asbury-park-weekend.html>

“I know why Springsteen loves this offbeat city on the US east coast”

<https://www.thetimes.com/travel/destinations/north-america-travel/us-travel/asbury-is-the-coolest-city-on-americas-east-coast-heres-why-i-cant-stop-going-back-dr6gxkppx>

“Asbury Park’s 11 best restaurants, ranked, for 2025”

<https://www.nj.com/entertainment/food/asbury-park-best-restaurants/>

“New Jersey Now Has an Official Pizza Trail, and You Should Go”

<https://www.foodandwine.com/travel/new-jersey-pizza-trail>

THANK YOU



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