

# Ocean County NJ Diner



Photo used to depict "A Diner" only. Not actual representation

## HIGHLIGHTS:

- » FAMILY-OWNED & OPERATED SINCE 1984
- » OLD SCHOOL JERSEY SHORE DINER
- » VALUABLE HIGHWAY PROPERTY
- » HIGHLY VISIBLE WITH 200FT HIGHWAY FRONTAGE
- » TURNKEY, TIME TESTED MONEY MAKER

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	30,233	51,023	186,303
2023 Average HH Income	\$128,905	\$131,203	\$115,319

Exclusively Marketed by:

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201 Main Street  
Allenhurst, NJ 07711

**PROPERTY SUMMARY**

Year Built	1952
Building Sqft	2,000
Land Acres	0.46
Real Estate Taxes	9,000
Zoning	C150
Parking Spaces	30
Parking Surface	Black-top/gravel
Traffic Counts	21,000 VPD
Number of Ingresses	200 feet highway frontage in & out
Number of Egresses	200 feet highway frontage in & out

**INVESTMENT SUMMARY**

Offering Price	\$895,000
Price PSF	\$458.50

**INVESTMENT SUMMARY**

Family-owned and operated since 1984, this retro-style roadside Diner is now on the market! Seemingly untouched by time, the Diner has a loyal clientele who enjoy the "breakfast-all-day" theme offering fresh strong coffee, homemade soups, chowder and chili, and all the Jersey Shore diner specials. Although turnkey, it is in need of a physical refresh and an infusion of operator energy. Perfect for a continued family business, the Diner offers great upside potential for an onsite owner/operator.

Extraordinary location; this highway location has 200 feet of Rt. 9 frontage and a traffic count of 21,000 vehicles per day offering maximum exposure. The location offers year-round consistent business with an explosion of business in the summer months.

The subject property consists of a 2,000 square foot, single-story, Kullman Dining Car style building with seating for (60) in booths or at the counter. The lot is .46 acres with private parking for (30) cars. Surrounded by a mixture of residential and commercial businesses and strip centers, the neighborhood contributes positively to the value of the Diner.

The current owners are looking to cash in on their years of hard work and community goodwill and retire – PRICED TO SELL at \$ 895,000.



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