

O'BRIEN REAL ESTATE



Commercial Property for Sale or Lease Bradley Beach, NJ

110 Main St, Bradley
Beach, NJ 07720



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Summary

Executive Summary

The Bradley Palace Cinema is a fully upgraded 7,548 sq ft commercial property on Bradley Beach's Main Street, offering prime visibility, flexible zoning, and a rare optional "33" Liquor License. With approved plans for a 315-seat cinema/bar and potential for retail, dining, or mixed-use development, it's a standout opportunity in a high-traffic shore town near NJ Transit and the beach.

BLOCK 71 LOT 30

Street Address: 110 Main Street

Building Size: 7548 Sq. Feet

Net Leaseable Area: 7548 Sq. Feet

Number of Stories: 2 (permitted height up to 3)

Frontage: 55 Feet

Zoning Type: GB -General Business



Location

Find us on Main Street between 3rd
Ave. and Evergreen Ave.

**Discover the
Neighborhood!**

**Riley Park
5th Ave Gazebo
Del Ponte's Bakery
Sylvan Lake
Summer Jazz Series
Shipwreck Mini Golf
Bradley Beach Bowl**



Your Next Luxury Cinema Destination...

Picture a boutique-style
cinema with plush velvet
seats, curated films, and
signature cocktails—just
blocks from the ocean. This
isn't just real estate—it's an
experience waiting to
happen!



Separately Priced Liquor License
Available:

A Class C Plenary Retail Consumption ("33")
Liquor License — one
of only five in the town.





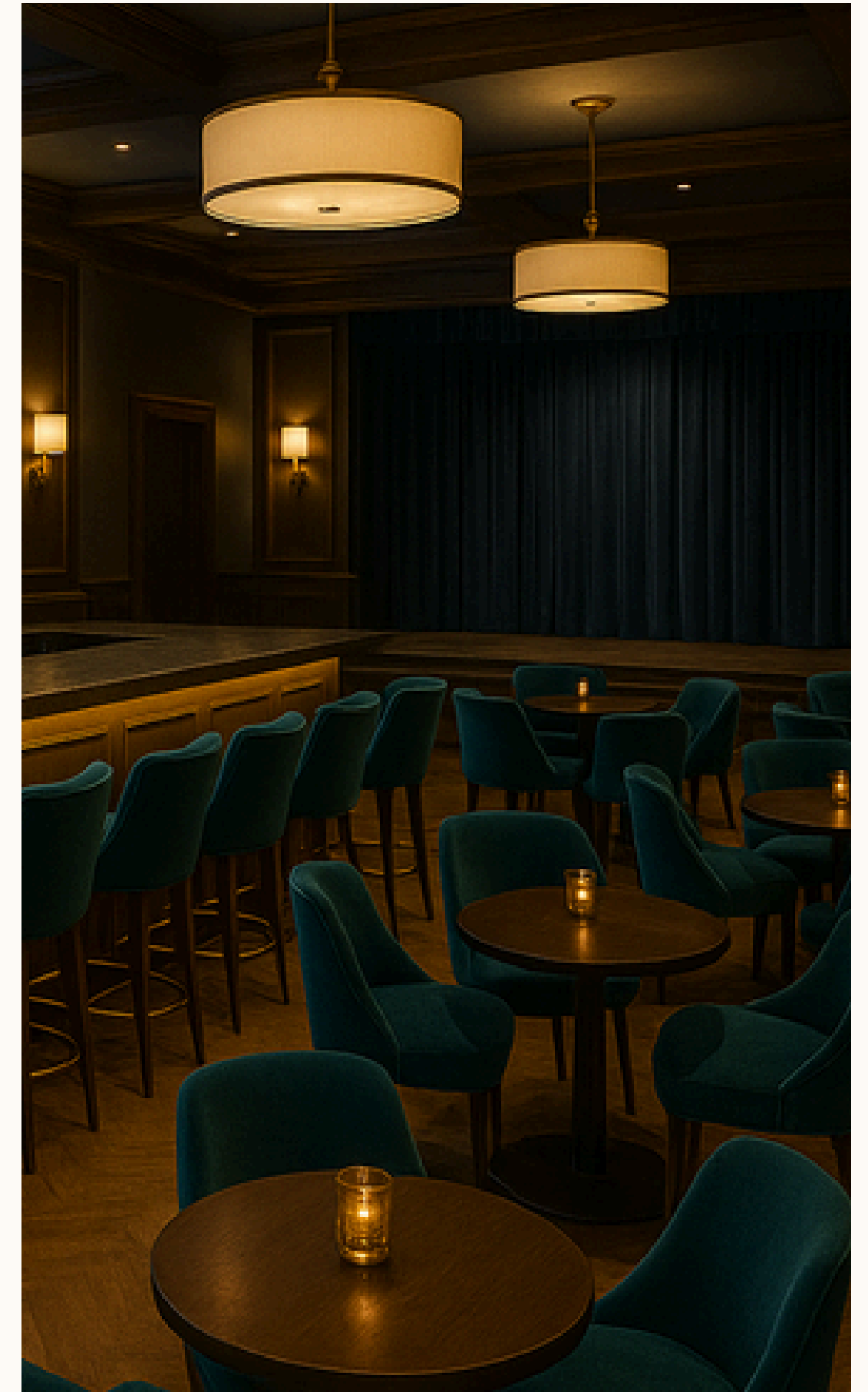
THE ENTERTAINMENT

- LIVE MUSIC
- DANCE
- FILM
- IMMERSIVE & DIGITAL ART
- STAND UP COMEDY
- TASTEFUL BURLESQUE
- MURALISTS
- MAGICIANS/SPECIALTY
- CABARET ACTS
- CELEBRITY TALK BACKS



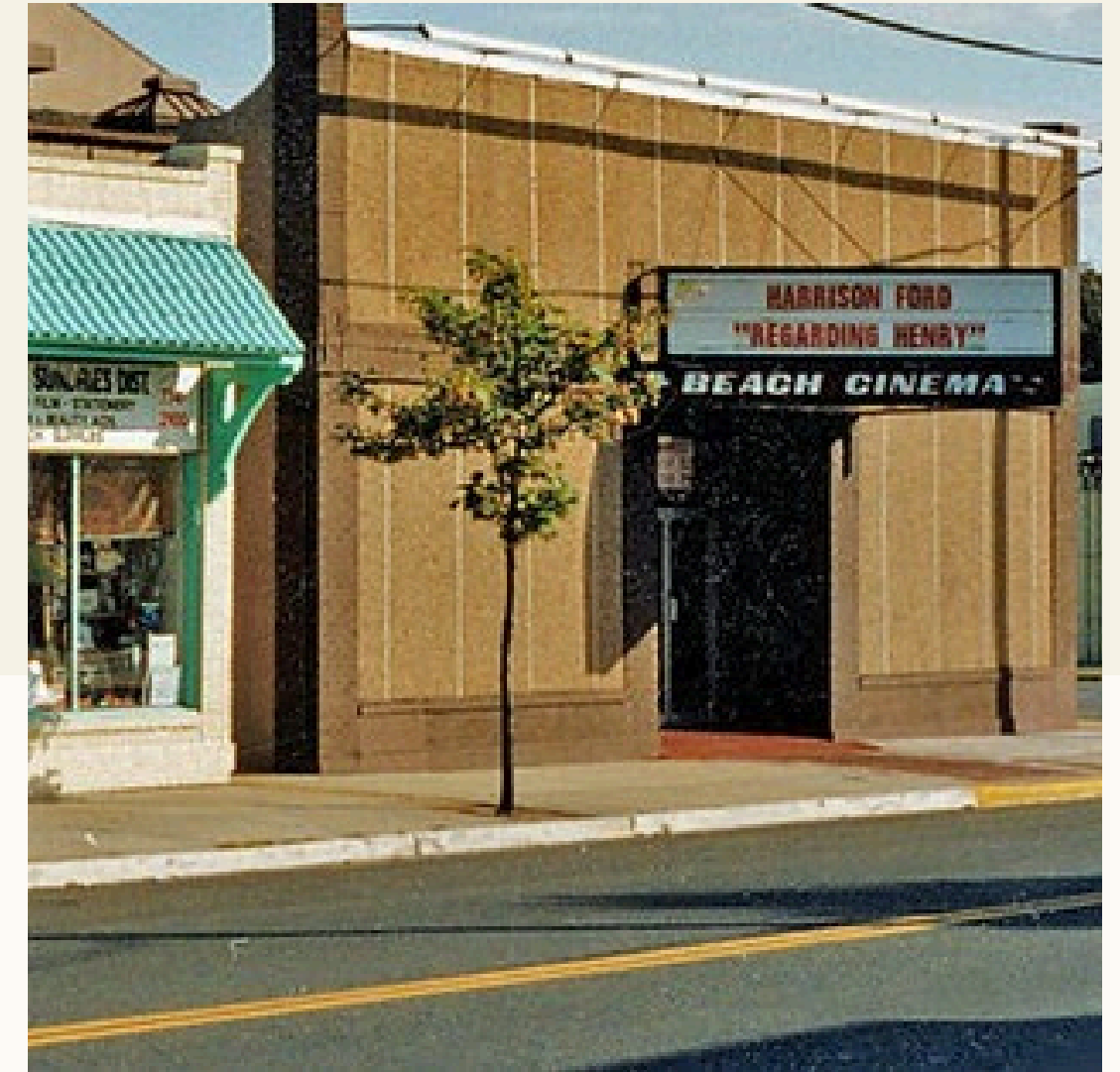
The space offers enormous creative potential, whether repurposed as a **modern entertainment venue** or reimagined into a **vibrant dining or retail destination**.

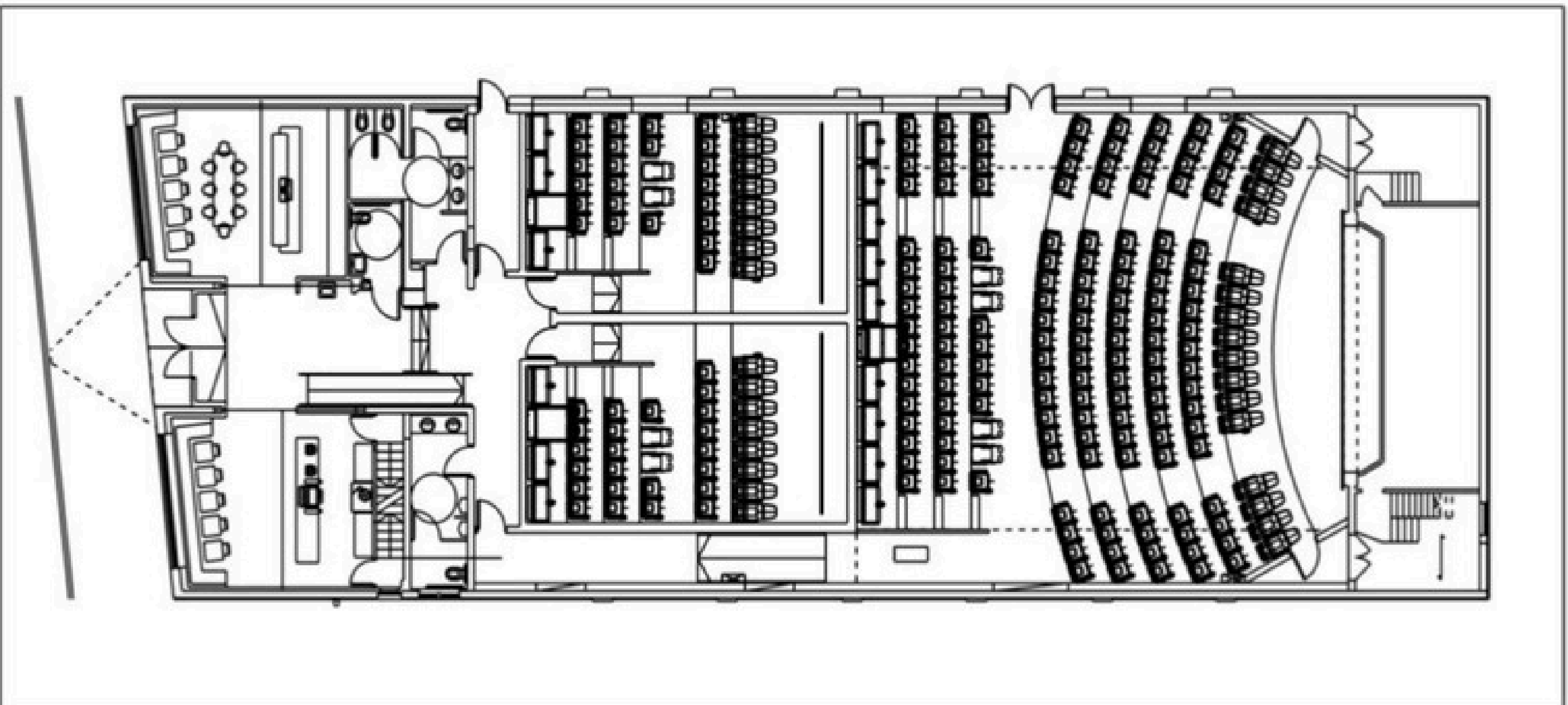
- **Extensively Renovated in 2019/2020:** Includes new roof, 400-amp electric, upgraded HVAC, and structural reinforcements.
- **Vertical Expansion Potential:** Zoned for up to 40 feet (three stories), with option to add residential units.
- **Prime Location:** Steps from NJ Transit and the beach—ideal for year-round and seasonal traffic.
- **Zoned General Business:** Offers the buyer multiple opportunities to recreate this historic establishment

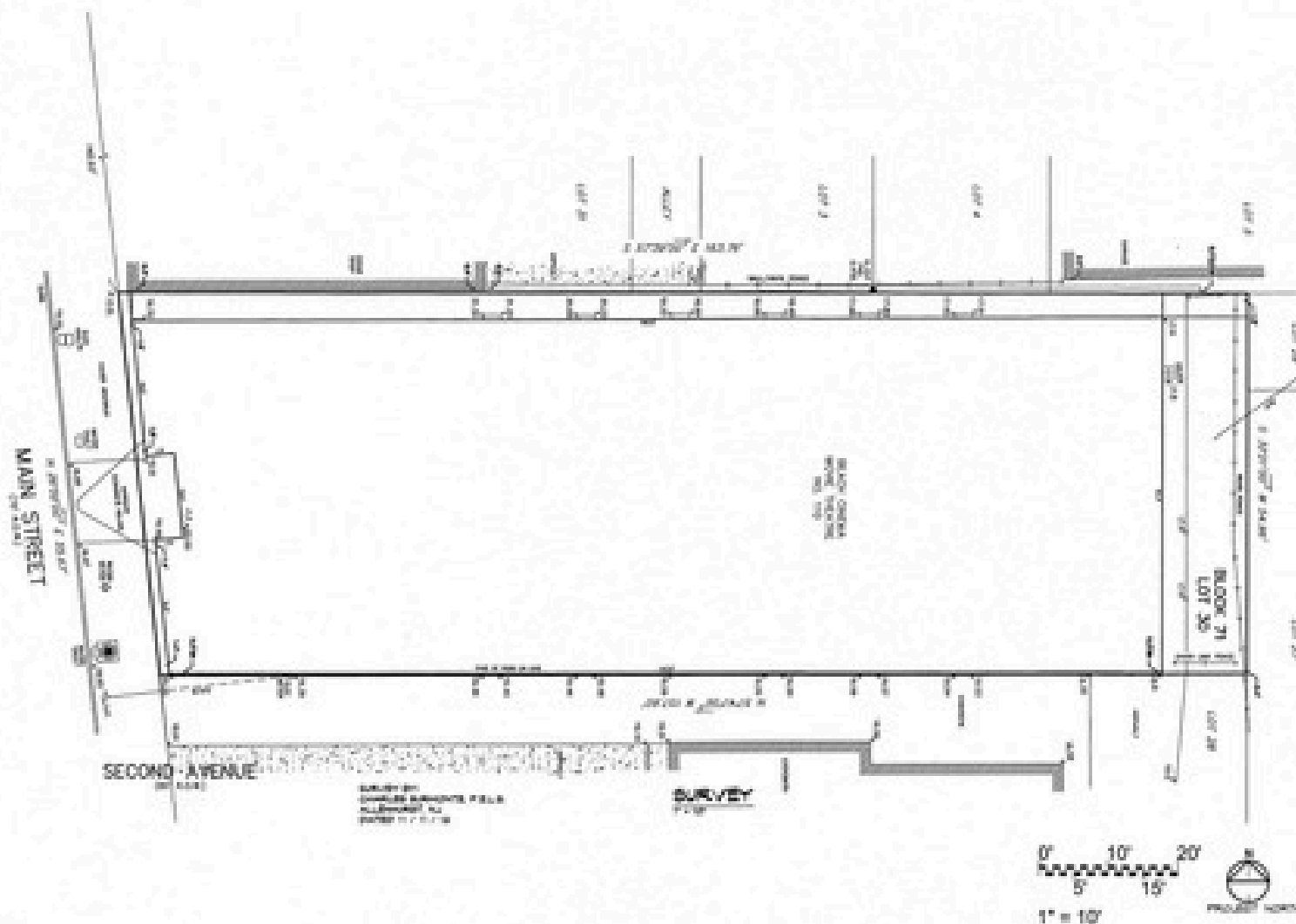


Our History

Originally opened in 1915 as the Palace Theatre, this historic Bradley Beach property began as a venue for Vaudeville acts. By 1925, it transitioned exclusively to film and later became the Beach Cinema in 1976, welcoming generations of visitors—including legend Jack Nicholson, who grew up nearby. In 2019, it was reimagined as the two-screen Showroom Cinema with a total of 336 seats. Now vacant, the property offers a rare opportunity to revive a beloved local landmark with endless potential.







INTERIOR ALTERATIONS TO THE BRADLEY CINEMA 100 MAIN STREET BRADLEY BEACH, NEW JERSEY SURVEY AND KEY MAP		PASSMAN & ERCOLINO Architects, P.C. 100 Main Street Bradley Beach, NJ 07701 Tel: 732.881.8888 Fax: 732.881.8888	
SHEET No. 1 OF 12		DATE: 10/10/2018	
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The Bradley Palace Cinema is a rare opportunity to own a fully upgraded commercial gem in the heart of Bradley Beach. With 7,548 sq ft of modernized space, prime Main Street frontage, and an optional Class C (“33”) Liquor License, it’s ideal for a visionary investor. Whether reimagined as a cinema, bar, retail, or mixed-use space, its versatility—plus proximity to transit and the beach—makes this a smart, future-ready investment.



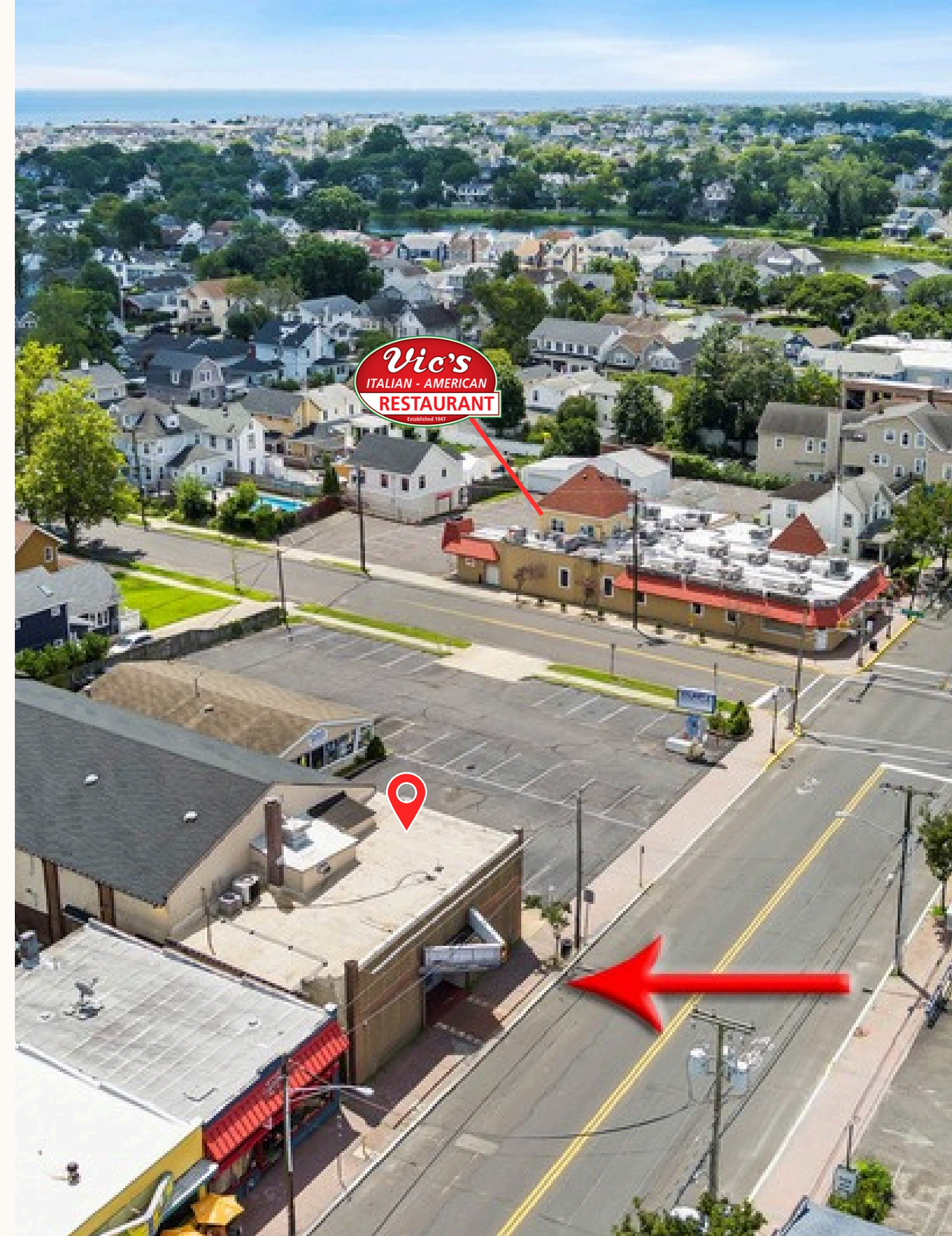
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THE BRADLEY
PALACE THEATERS