

75 SOUTH MAIN ST

NEPTUNE, NJ 07753

TWO OPPORTUNITIES REMAINING AT PAD SITE TO
WEST GROVE SQUARE!

LOCATED AT THE CORNER LIGHTED INTERSECTION OF
MAIN STREET & ROUTE 33



**EXCLUSIVE
LISTING
ASSOCIATES:**

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PROPERTY HIGHLIGHTS

PROPERTY DETAILS:

Lease Rate:	\$27.00 PSF NNN (As-Is)
Total Building Size:	+/- 13,000 SF
Total Size of Center:	54,000 SF
Pad Space Options:	1,816 SF 1,701 SF
Inline Strip Center:	2,150 SF
Built:	2002
Parking:	74 spaces with overflow available
Occupancy:	7/31/2025
Zoning:	B1
Vehicles Per Day (VPD):	+/- 25,000

PROPERTY DETAILS:

- West Grove Square offers over 1,000 Feet of Frontage along Rt 71 and is serviced by two traffic lights for easy access
- Existing Drive Thru
- Minutes to Jersey Shore Medical Center
- Prominent Visibility with Strong Demographics
- Positioned among Neptune, Ocean Grove, and Bradley Beach

PROPERTY ADDRESS

**75 SOUTH MAIN ST,
NEPTUNE, NJ 07753**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Population	27,772	78,404	141,395
2024 Estimate	27,322	77,167	139,530
2020 Census	24,572	69,580	127,751
Growth 2024-2029	1.65%	1.60%	1.34%
Growth 2020-2024	11.19%	10.90%	9.22%



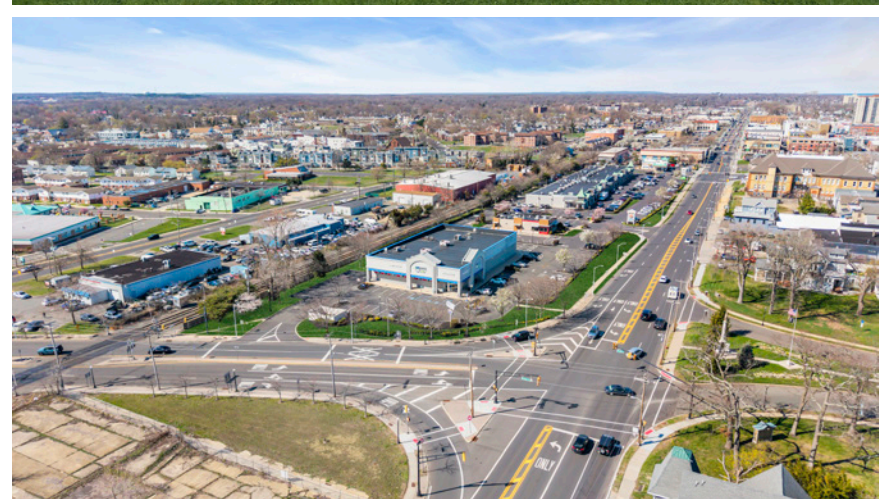
SUBJECT PROPERTY

75 South Main St, Neptune, NJ 07753

33

Corlies Ave / Rte 33

Rt 71 / Main St





West Grove Square Parking Lot



PNC Bank



Burger King



West Grove Square Entrance



West Grove Square Entrance

ASBURY

The Stone Pony WONDER BAR Windmill Asbury Lanes BOARDWALK

THE ASBURY watermark ALE HOUSE JAHNKE'S Mac's

ASBURY OCEAN CLUB HOTEL TIM McLOONE'S Copper Club PASCAL & SABINE

OCEAN GROVE

SEA GRASS THE INNS OF OCEAN GROVE OCEAN GROVE BEACHES OCEAN VILLA HOTEL OCEAN GROVE HOTEL

BRADLEY BEACH

FINS Vic's ITALIAN-AMERICAN RESTAURANT DEL PONTE'S Bakery



Stop&Shop Domino's Pizza WING STOP CHASE

H&R BLOCK DUNKIN' DONUTS SETS HYBRID TRAINING

7-ELEVEN PNC ivy

Jersey Mike's BURGER KING The UPS Store ups



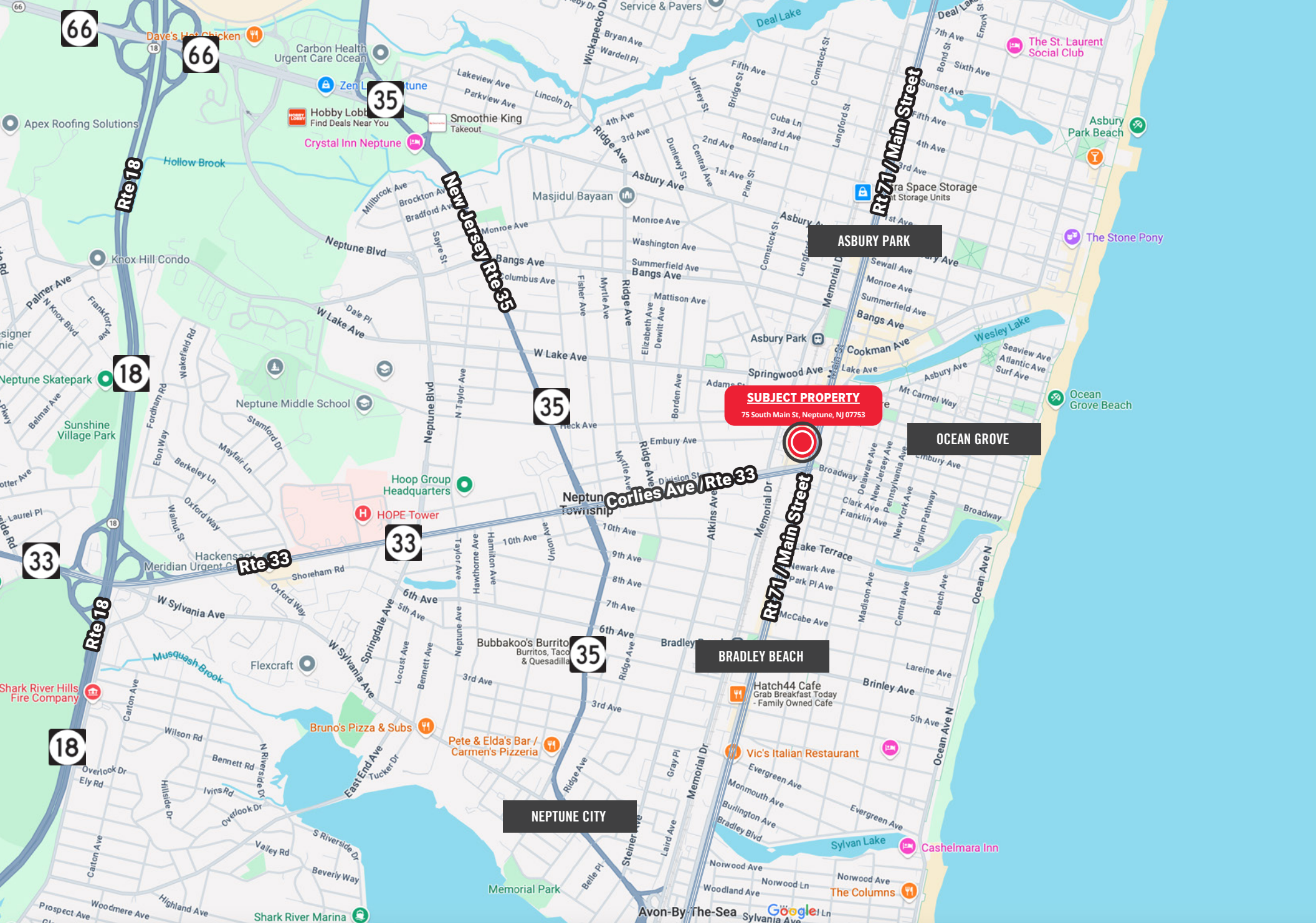
COSTCO WHOLESALE Marshalls HomeGoods

Target SKY ZONE crumbl cookies DUNKIN' DONUTS WELLS FARGO

ihop SUPERCUTS 7-ELEVEN

SIERRA TRADING POST at home verizon

Burlington PET WEGMANS



Corlies Ave / Rte 33



Memorial Dr

**SUBJECT
PROPERTY:
+/-13,000 SF**

**BURGER
KING**

JERSEY MIKE'S

FRANCES
UNISEX H.A.

HAIR
THE GROOVE

YUMMY

THE UPS
STORE

EL TALK

CLEAN
IDPV

HAB

4B



Rt 71/Main St

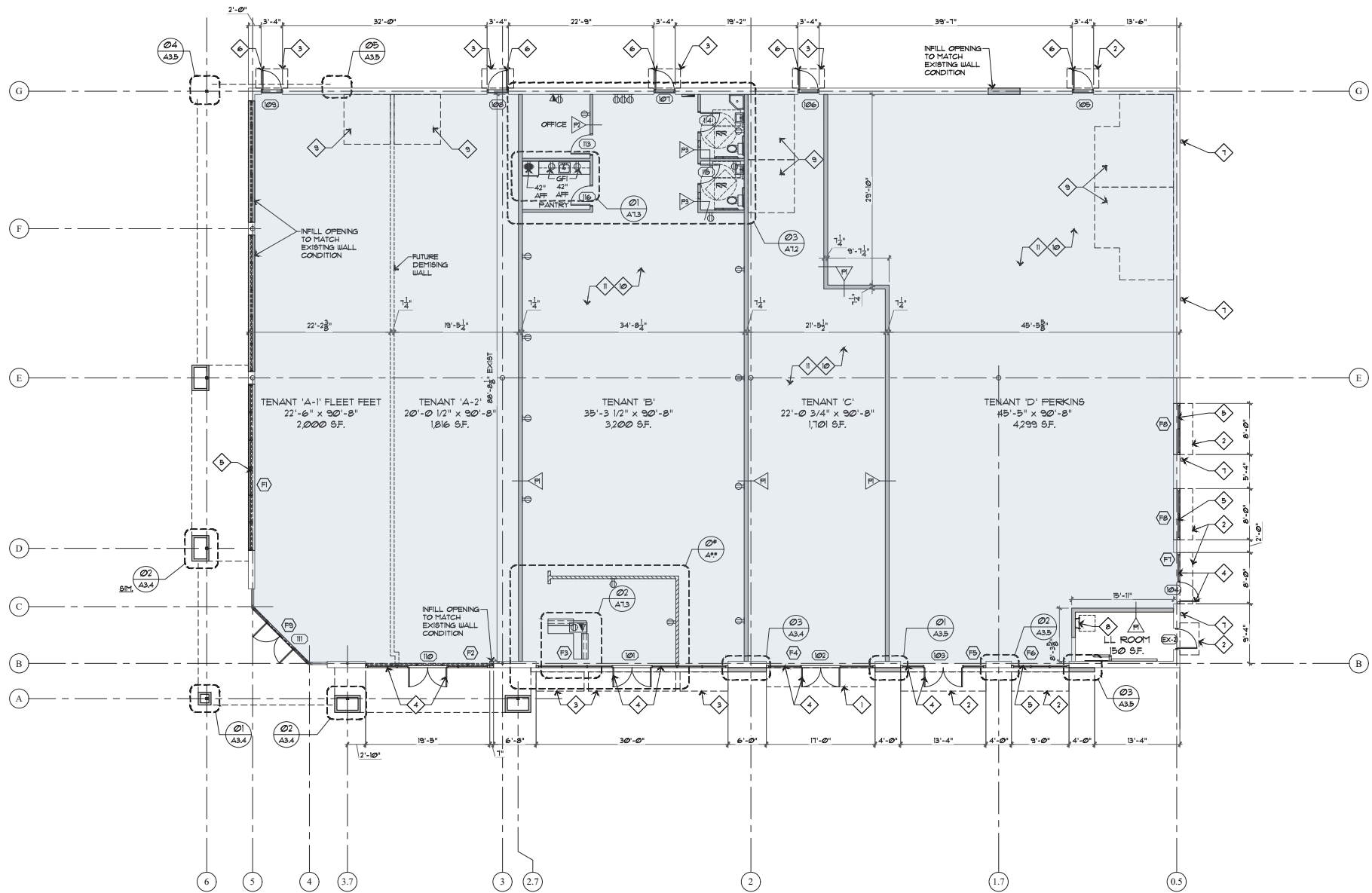
Main Avenue

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753



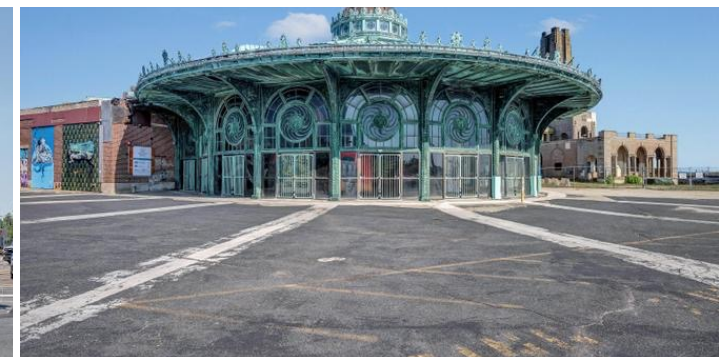
ARCHITECTURAL LAYOUT

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753



01 FLOOR PLAN: PROPOSED

SCALE: 1/8" = 1'-0"





— CONTACT LEAD AGENTS FOR MORE DETAILS

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West Grove Place

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