

**75 S O U T H
M A I N S T**

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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STARKER
COMMERCIAL REALTY LLC
732-972-2937

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%







West Grove Square Parking Lot



PNC Bank



West Grove Square Entrance

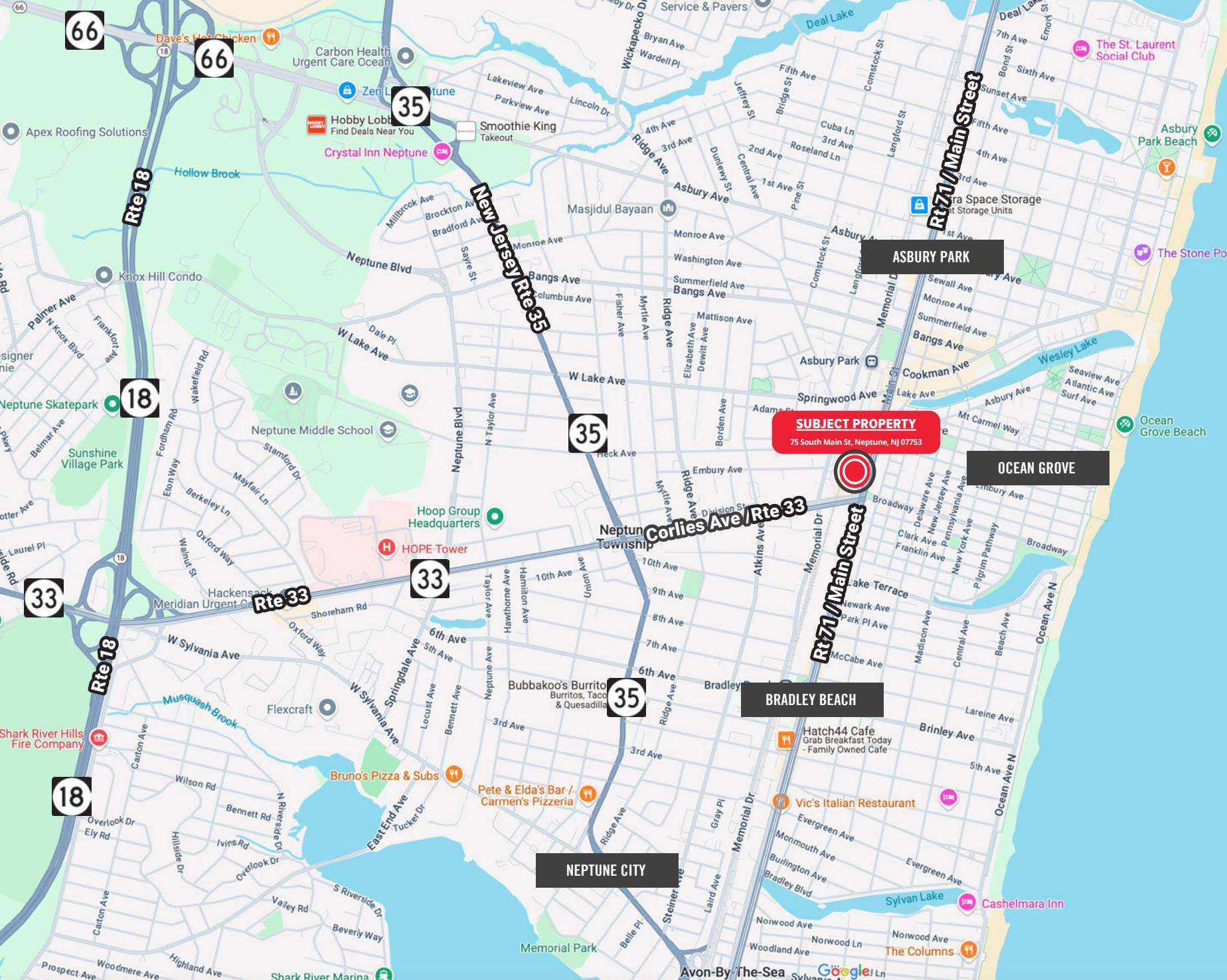


Burger King



West Grove Square Entrance





Rte 71/Main Street

ASBURY PARK

SUBJECT PROPERTY
75 South Main St, Neptune, NJ 07753

OCEAN GROVE

Rte 71/Main Street

BRADLEY BEACH

Hatch44 Cafe
Grab Breakfast Today - Family Owned Cafe

Vic's Italian Restaurant

Cashelmar Inn

NEPTUNE CITY

Avon-By-The-Sea

Google!

The Columns

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33

Corlies Ave/Rte 33

SUBJECT
PROPERTY:
+/- 13,000 SF

BURGER
KING

JERSEY MIKE'S
FRANCES
UNISEX HAIR
THE GROOVE
YUMMY
YUMMY
THE UPS
STORE
BAGEL TALK
SURE CLEAN
LAUNDRY
IVY REHAB
NEPTUNE
SEA CRAB
OCEAN
LIQUORS
LUIGI'S PIZZA
7-ELEVEN

PNC
BANK

Asbury
Maintenance

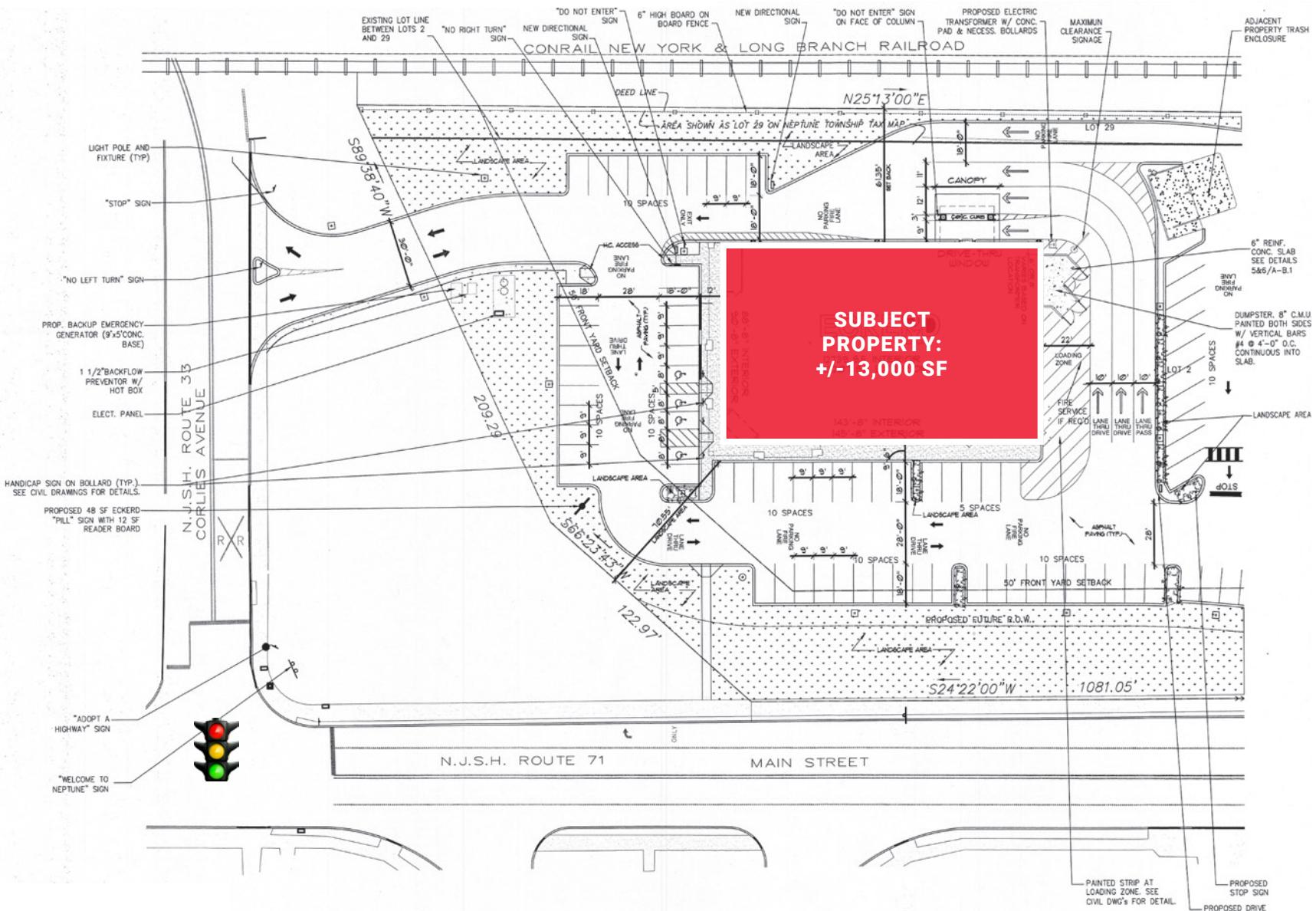
Rt 71/Main St

Main Avenue

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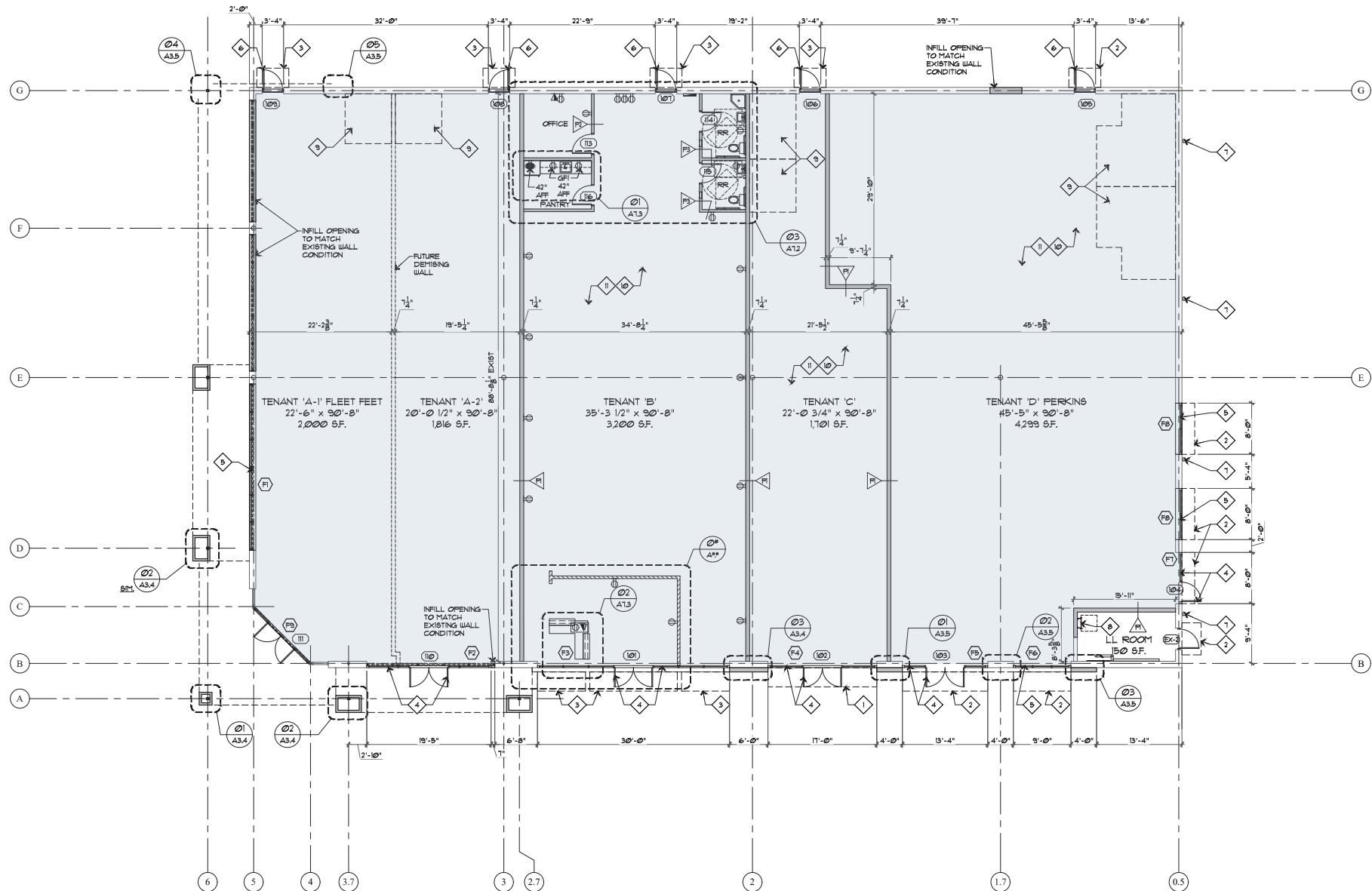
SITE PLAN

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753



ARCHITECTURAL LAYOUT

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753







— CONTACT LEAD AGENTS FOR MORE DETAILS

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