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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

LONG BRANCH, NJ

REDEVELOPMENT SITE

208 Branchport Ave & Route 36

SIZE

±2,884 SF

TAXES

\$16,095.46 (2024)

ASKING RENT

Upon Request

ZONING: MB MANUFACTURING & BUSINESS DISTRICT

Permitted Uses:

Convenience Store, New Auto Sales, Restaurants (no DT), Industrial

Conditional Use:

Gas Stations

LOT SIZE

0.5625 Acres

TERM

Negotiable

COMMENTS

Great signalized corner

Full turning motions

Minutes from downtown Long Branch and resort destinations

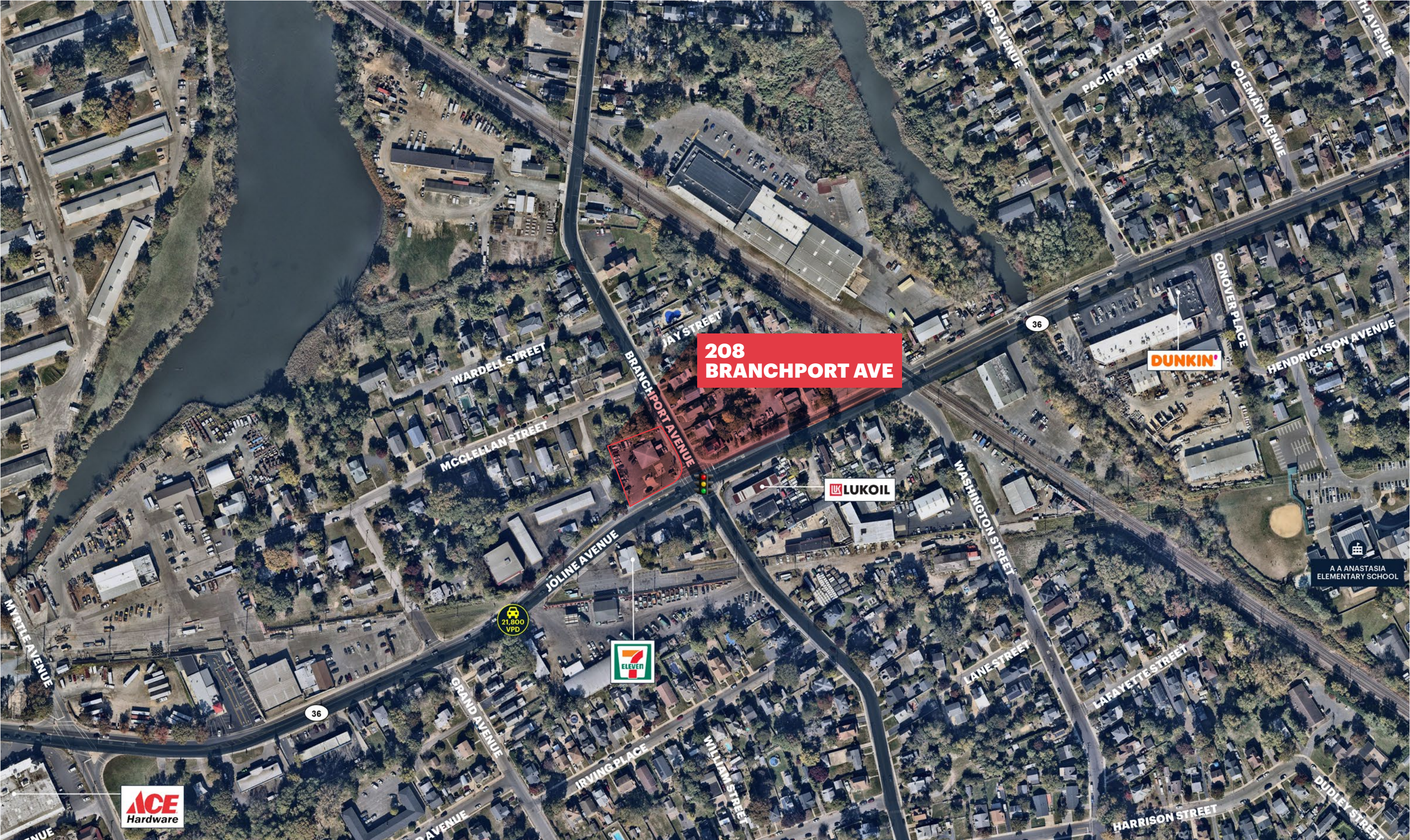
0.5 miles from Monmouth Park

Highly convenient to the residential neighborhoods

OBLIQUE AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
18,396	696
HOUSEHOLDS	TOTAL EMPLOYEES
6,321	6,250
MEDIAN AGE	TOTAL DAYTIME POPULATION
37.4	15,561
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
3,530 - 28%	\$110,179

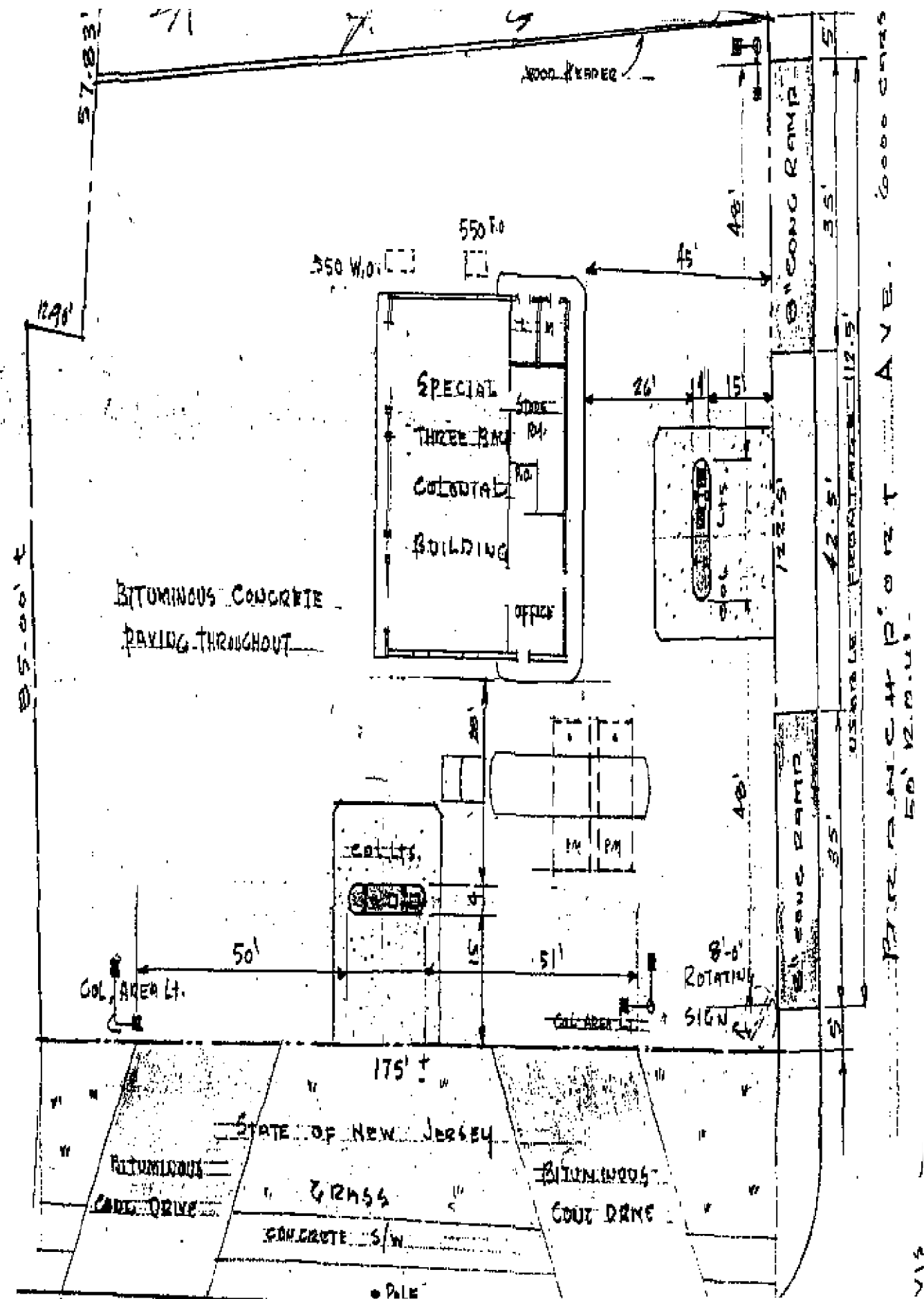
3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
64,519	2,691
HOUSEHOLDS	TOTAL EMPLOYEES
24,907	29,852
MEDIAN AGE	TOTAL DAYTIME POPULATION
40.3	63,416
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
20,220 - 45%	\$139,960

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
133,172	7,521
HOUSEHOLDS	TOTAL EMPLOYEES
52,461	80,119
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.5	146,709
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
47,825 - 50%	\$156,820

*2024 estimates



SURVEY OVERLAY

