

38 Church Street | Little Silver, NJ 07739

1,013 SF OFFICE/RETAIL SPACE



PROPERTY HIGHLIGHTS

- 1,013 SF of recently renovated office/retail space
- Join **The Outpost Running and Walking Co., Continuum, and AB Fitness**, in a newly finished, luxurious health and wellness center
- Private Entrance with on-site tenant/customer parking
- Large bathrooms within unit
- Separate climate controls

LOCATION HIGHLIGHTS

- In the heart of downtown Little Silver
- Minutes away from the Little Silver NJ Transit rail station, downtown Red Bank, Garden State Parkway and Jersey shore
- Ideal for, but not limited to, professionals such as nutritionists, therapists, life coaches, CPAs, lawyers, and more, within the B-1 zoning district

OFFERING SUMMARY

Lease Rate:	\$2,250.00 per month (Gross)
Available SF:	1,013 SF
Lot Size:	0.89 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,244	21,840	56,506
Total Population	8,644	57,399	146,391
Average HH Income	\$186,478	\$153,079	\$138,595
Consumer Spending	\$152.6M	\$913M	\$2.2B



MATTHEW LOBOCCHIARO

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INTERIOR PHOTOS



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LOCATION MAP

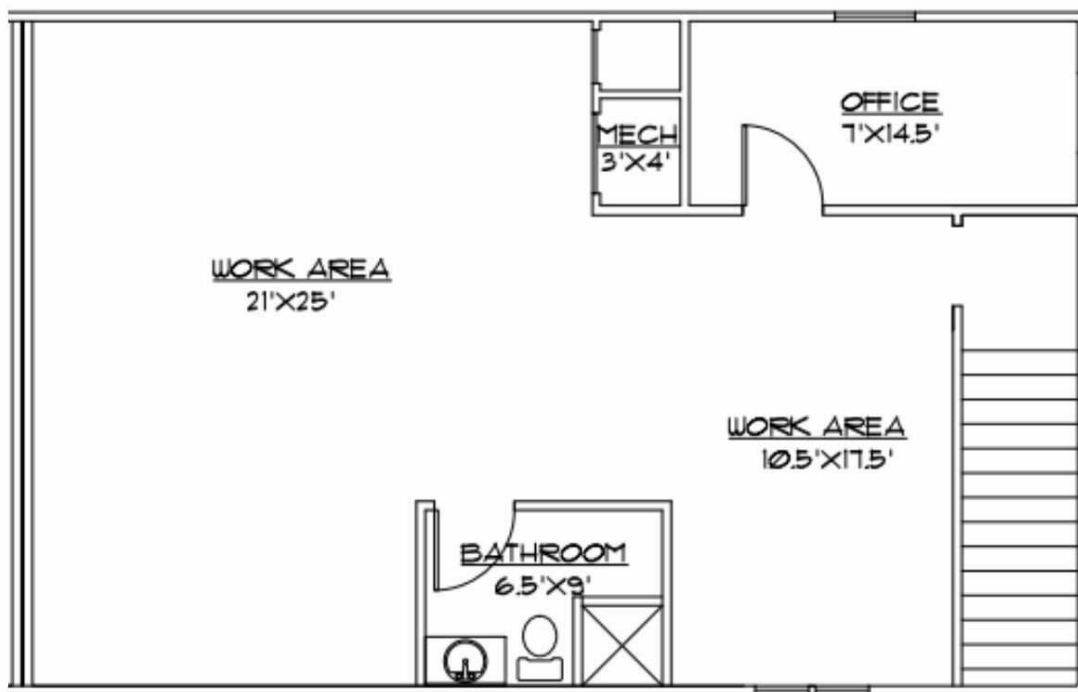


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FLOOR PLAN



1013 SQ FT

32-38 Church St, Little Silver, NJ 07739

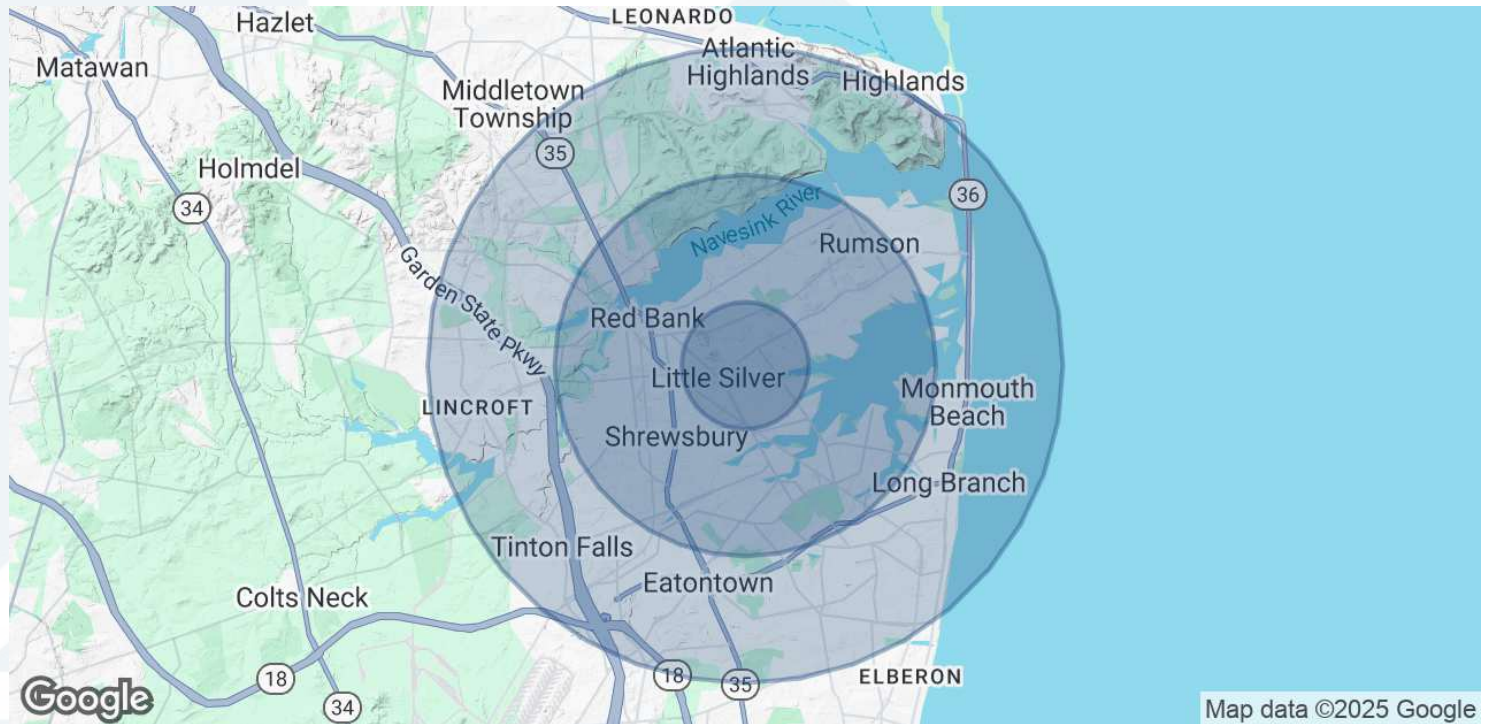
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,644	57,399	146,391
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,244	21,840	56,506
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$186,478	\$153,079	\$138,595
Average House Value	\$759,265	\$653,649	\$614,148

Demographics data derived from AlphaMap

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