



AVAILABLE FOR SALE AND LEASE

4,455 SF RETAIL BUILDING

7-9 WEST RIVER ROAD, RUMSON, NJ 07760

- **THREE TENANT DOWNTOWN RETAIL BUILDING**
- **5 PARKING SPACES WITH ACCESS TO MUNICIPAL LOT**
- **AFFULIENT DOWNTOWN LOCATION**
- **55' OF STORE FRONTAGE ALONG WEST RIVER ROAD**
- **OCCUPIED BY THE CHINA CABINET AND LA PAPILLON**

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FOX & ROACH,
REALTORS®

FOR MORE INFORMATION:

PJ ROTCHFORD

PHILIP.ROTCHFORD@FOXROACH.COM

OFFICE: (732) 530-2800

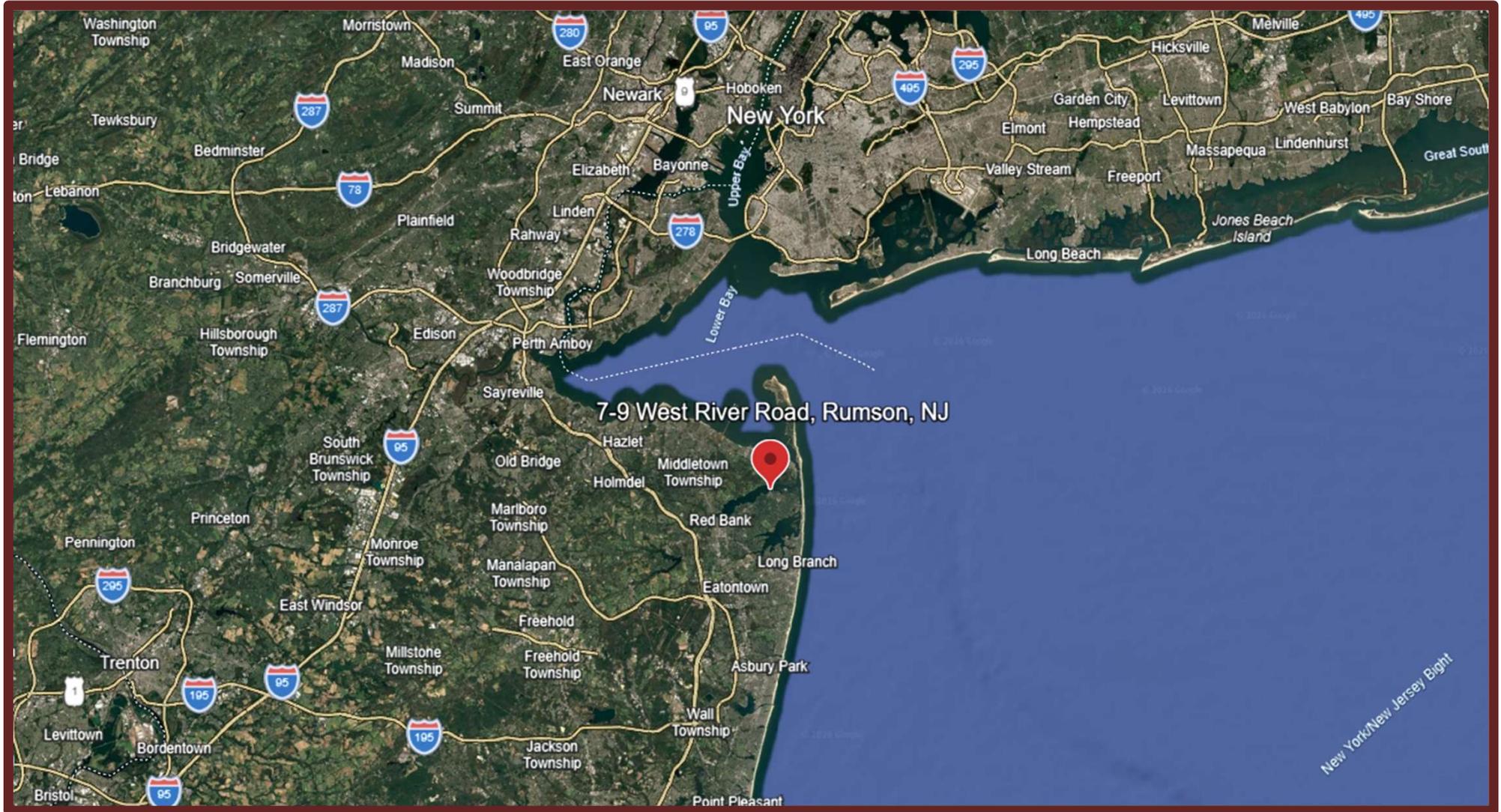
CELL: (732) 245-5772

**BERKSHIRE HATHAWAY FOX & ROACH
110 AVE OF TWO RIVER, RUMSON, NJ 07760**

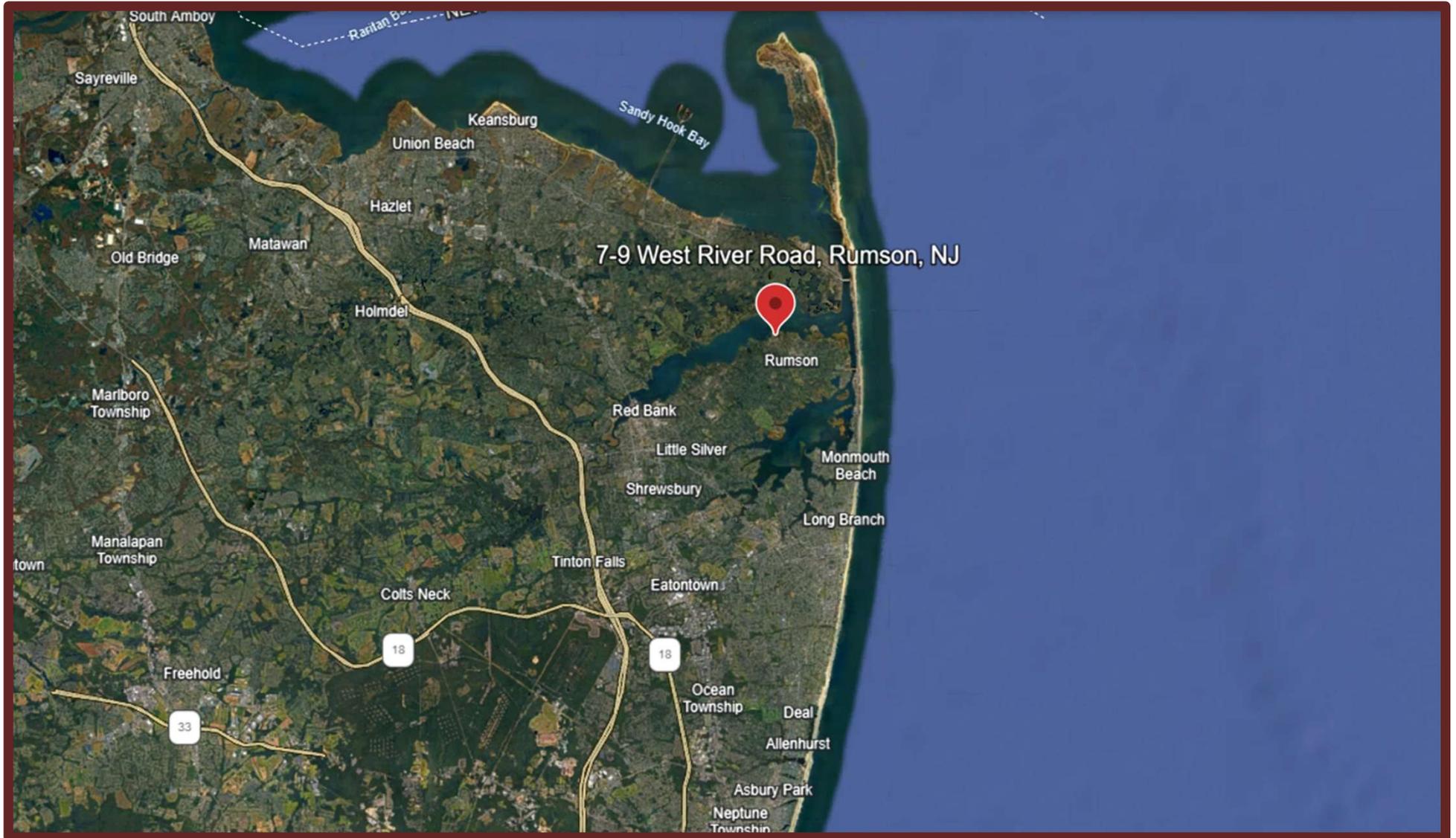




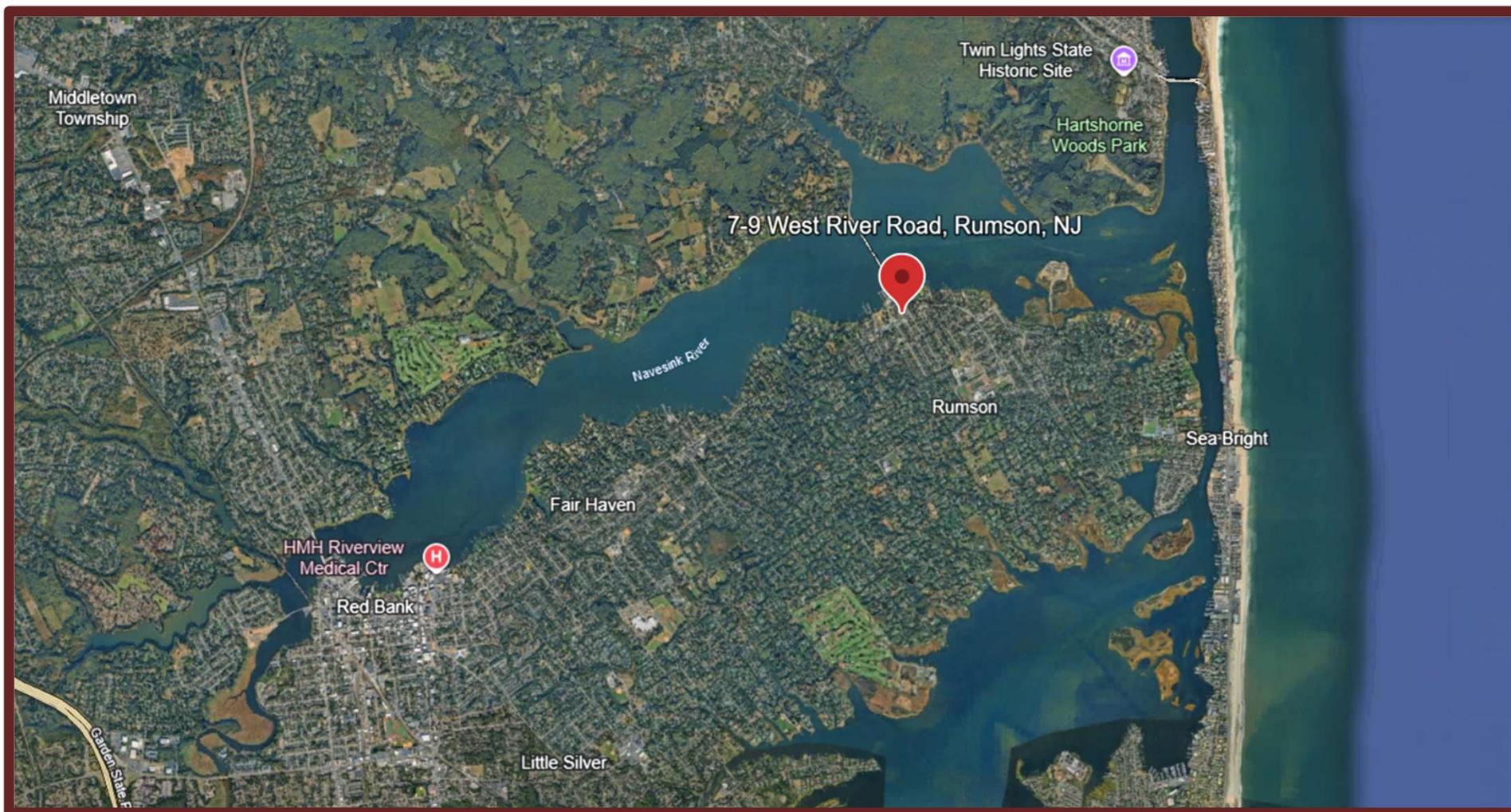
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7-9 West River Road - Proforma				
Units	Sqft	PSF	Month	Annual
Proforma Income				
Tenant 1	2,916	\$40.00	\$9,720	\$116,640
Tenant 2	1,400	\$44.00	\$5,133	\$61,600
Rumson Wine & Spirits	300	\$45.00	\$1,125	\$13,500
NNN's Reimbursements	-	\$6.52	\$2,509	\$30,103
Total	4,616	\$48.06	\$18,487	\$221,843
Estimated Expenses				
2025 Property Taxes		\$2.80	\$1,075	\$12,903
Insurance		\$1.52	\$583	\$7,000
Landscaping and Snow Removal		\$0.65	\$250	\$3,000
Repairs and Maintenance		\$1.30	\$500	\$6,000
Sewer		\$0.26	\$100	\$1,200
Total		\$6.52	\$2,509	\$30,103
Proforma NOI		\$41.54	\$15,978	\$191,740



Demographics			
RADIUS	POPULATION	AVERAGE HOUSEHOLD INCOME	BUYING POWER
1 Mile	3,980	\$229,974	\$306.2 M
3 Miles	33,435	\$168,797	\$1.9 B
5 Miles	96,314	\$149,139	\$4.5 B
10 Minute Drive	65,336	\$167,890	\$3.5 B

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