

GRUSSO GROUP

kw EAST MONMOUTH
KELLERWILLIAMS. REALTY

Bradley Beach, New Jersey

RESTAURANT • BAR

FULL LIQUOR LICENSE

800-802

MAIN STREET

THE HEART OF BRADLEY BEACH

Bradley Beach, New Jersey



800-802

MAIN STREET

THE HEART OF BRADLEY BEACH

Introduction

20+ Years

\$200M+ Sold

Top 1%



The Gruosso Group is a **TOP 1%** real estate team in New Jersey, delivering “**Platinum-Level**” results across the Jersey Shore. With over 20 years of experience and a strong foundation in finance, the team brings the market knowledge and analytical expertise needed to navigate even the most complex deals. From **luxury residential homes** to strategic **commercial investments**, the Gruosso Group has the **experience, network, and systems** in place to handle every aspect of a transaction, and deliver **exceptional** results every time



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GRUOSSO GROUP



PROPERTY SUMMARY

Property Address	Lot Size (Sq Ft)	Primary Use	Key Feature
800-802 Main St	6,380	Commercial	Corner anchor building (7,663 sq ft)
610 McCabe Ave	5,001	Vacant/Parking	Land for expansion or parking
614 McCabe Ave	1,548	Residential	2 Story House (1,192 sq ft)
Total Combined	12,929 Sq Ft	Mixed-Use	0.30 Total Acreage

800-802 MAIN STREET



**Jersey Shore
Medical Center**



Asbury Park

Bradley Beach



Belmar Beach



Train Station



Downtown



PROPERTY OVERVIEW

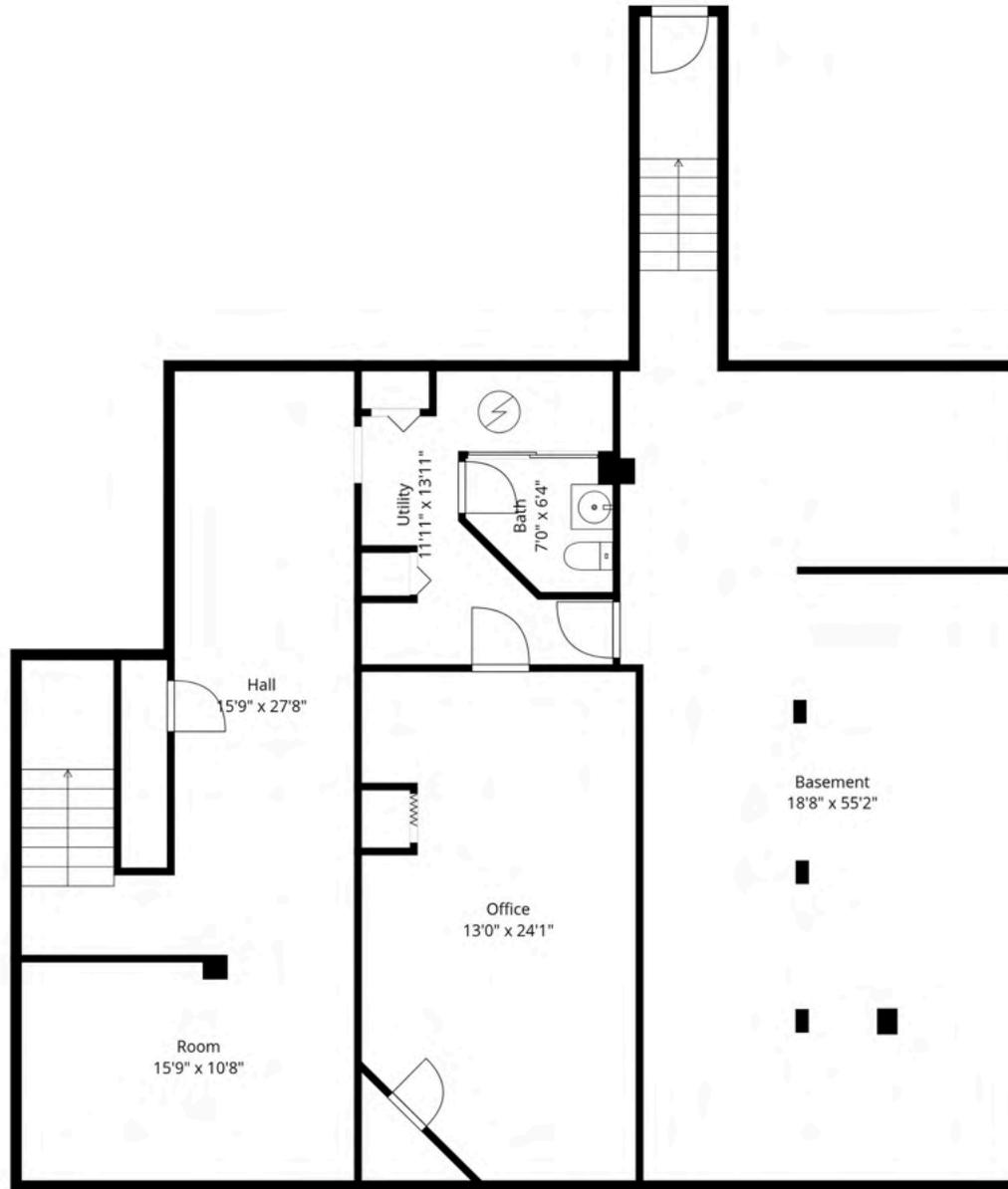
800–802 Main Street presents a rare mixed-use restaurant opportunity in the heart of downtown Bradley Beach, one of the Jersey Shore's most walkable and vibrant coastal communities. Recently renovated and exceptionally well maintained, the property currently operates as the well-known Pagano's Uva Restaurant and sits prominently along Main Street with approximately 110 feet of frontage on a 12,929 SF lot. The building benefits from 25 on-site parking spaces, a valuable amenity in a beach-town downtown, while also enjoying a Walk Score of 86, allowing easy access from surrounding residential neighborhoods, shops, and the nearby Bradley Beach NJ Transit station. Located just a few blocks from the Atlantic Ocean and Bradley Beach boardwalk, the property is positioned within a thriving commercial corridor supported by strong year-round residents and seasonal tourism. With excellent visibility along NJ Route 71 / 5th Avenue, consistent daily traffic, and limited restaurant inventory in the market, 800–802 Main Street offers a compelling opportunity for investors or operators seeking a presence in one of Monmouth County's most desirable shore-town downtowns.

**Restaurant | 3 Different Bars | Liquor License
Parking Lot (25 Spaces) | Rental Property (3 Bed, 1 & 1/2 Bath)**



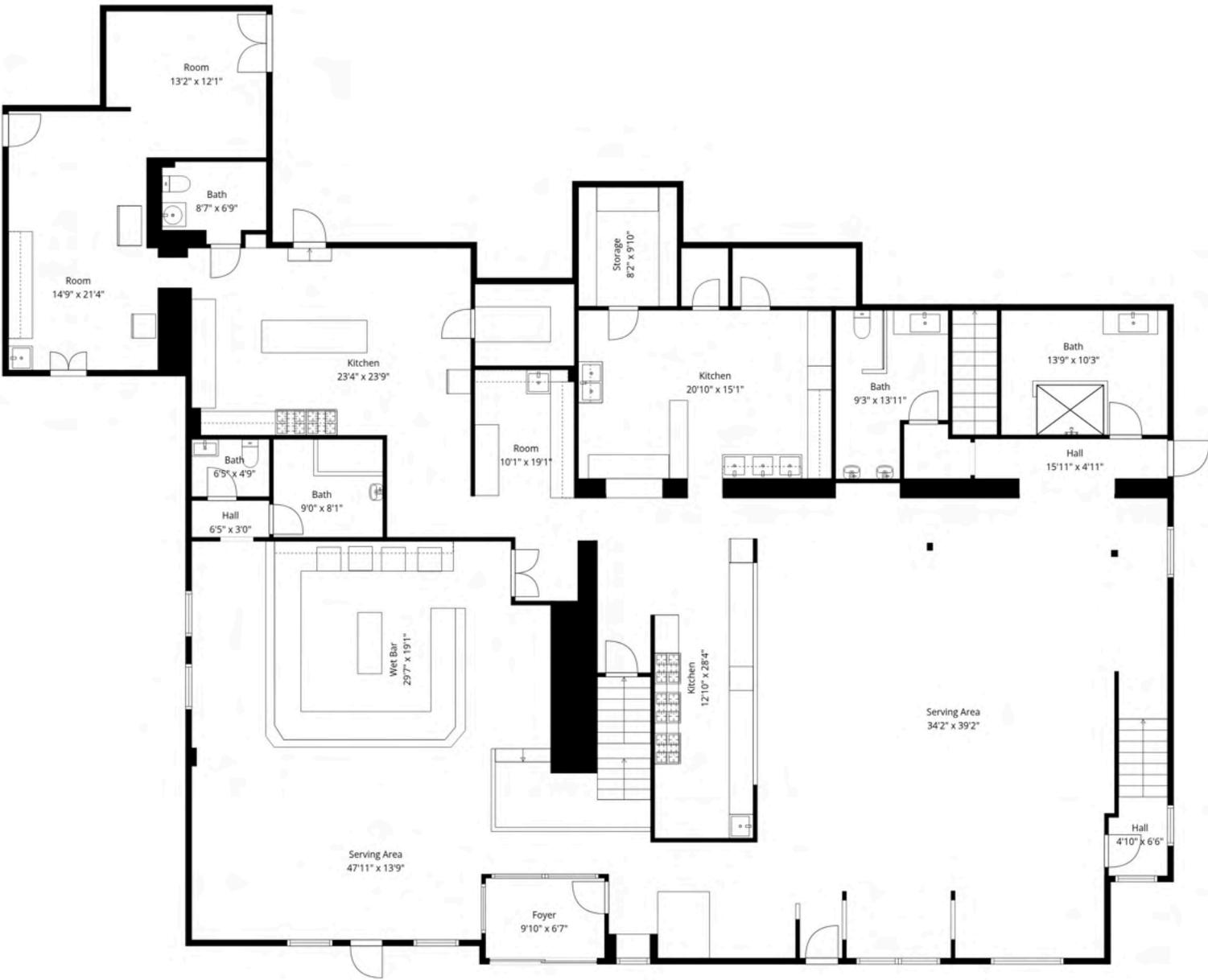


Basement



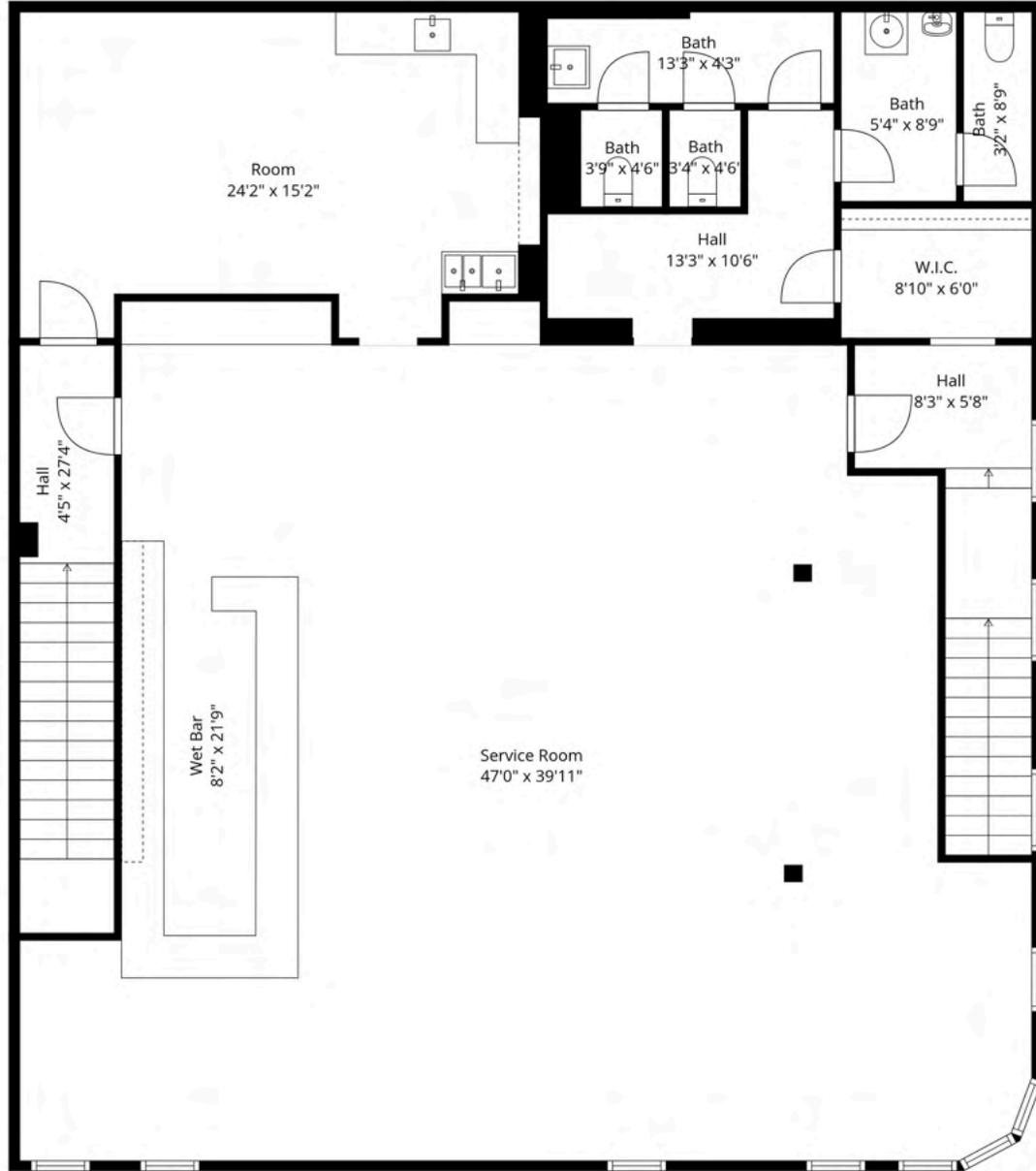


First Floor





Second Floor



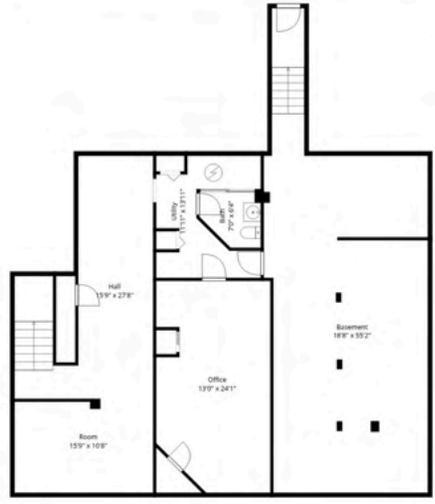


Total Floorplan



1st Floor

2nd Floor



Basement 1

AMENITIES

THE HEART OF BRADLEY BEACH

Prime Restaurant Space

7,663 Sq ft Space
3 Different Kitchens
Ample Storage in Basement

Banquet / Multiple Bars

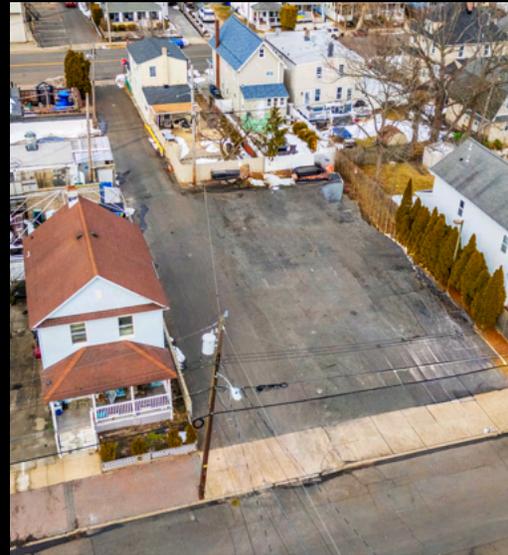
Liquor License
3 Full Service Bars
Can Host Private Parties

Parking Lot

5000 sqft Parking Lot
25 Spaces
Potential to Develop

Rental Property

Renovated in 2020
~1200 Sqft
3 Bedroom | 1 & ½ Bathroom



This successful dining establishment that has operated for over 30 years. The restaurant generates over **\$2,000,000 in annual gross revenue** with net income typically ranging between **\$800,000 and \$900,000 annually**. The restaurant features **100+ seats, 3 bars, and a dedicated banquet/event space**, allowing the business to host private events and group functions in addition to regular dining service.

In addition to the restaurant operation, the property includes a separate residential house currently rented for **\$3,000 per month**, with the potential to **increase income through short-term or weekly summer rentals** due to its proximity to the beach and Bradley Beach's strong seasonal tourism.



SECTION 2
LOCATION OVERVIEW

BRADLEY BEACH, NJ

Bradley Beach is a pristine, mile-long coastal borough in Monmouth County that perfectly balances small-town charm with high-end accessibility. Known for its meticulously maintained boardwalk and family-friendly beaches, the town offers a sophisticated alternative to the more intense tourist hubs nearby. This is a community defined by its historic Victorian architecture, quiet residential streets, and a year-round population that values a high quality of life.



The town serves as a strategic hub for the New Jersey Coast Line. Located just a short walk from the center of town, the historic Bradley Beach NJ Transit station provides direct rail access to New York Penn Station and Newark. This connectivity has transformed the borough into a "commuter's paradise,".

Unlike many seasonal beach towns that "shut down" in the winter, Bradley Beach maintains a vibrant, year-round economy. With a Walk Score of 86, the town's design encourages residents to frequent local businesses daily. The borough's commitment to community events—ranging from beachfront concerts to seasonal festivals—ensures that the town remains a destination for visitors and a cornerstone for locals throughout all four seasons.

One of the most striking features of this property is its proximity to the Bradley Beach oceanfront, located just 0.4 miles away. Known as a sophisticated coastal hub, 800-802 Main Street serves as the ideal anchor for exploring this remarkable region. A brief walk leads you to the pristine boardwalk, offering tranquility and expansive vistas of the Atlantic horizon. Beyond the sand, a three-minute walk to the NJ Transit Station provides a direct link to the energy of Asbury Park and New York City.



Area Snapshot

BRADLEY BEACH

Financials

\$120,000+ Average Household Income (5-mile radius)
\$270,000,000+ Annual Consumer Spending on
Food & Alcohol (5-mile radius)

Population

150,000+ residents within 5 miles
Millions of seasonal visitors to the Jersey Shore annually
Population growth of 2.4% over the past four years



Bradley Beach is one of the Jersey Shore's most desirable and walkable coastal communities, known for its vibrant downtown, strong local restaurant scene, and proximity to the Atlantic Ocean. Located just blocks from the beach and boardwalk, the property benefits from consistent foot traffic driven by both year-round residents and seasonal tourism that brings millions of visitors to the Shore each summer. The property sits along NJ Route 71 / 5th Avenue, a key corridor seeing 8,000+ vehicles per day, while the surrounding downtown maintains an impressive Walk Score of 86, making it one of the most pedestrian-friendly areas along the Monmouth County coastline. Combined with steady population growth and Bradley Beach's continued reputation as a popular beach destination, the location offers a powerful blend of strong demographics, tourism-driven demand, and long-term growth potential for hospitality operators and investors alike.

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