

The Elbie

LONG BRANCH

AVAILABLE
RETAIL

YOUR SIGN

YOUR SIGN

CORNER OF LIPPENCOTT AVE & BROADWAY

For Retail Leasing Contact:

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

79 Route 520, Suite 202 • Englishtown, NJ 07726 • www.piersonre.com • Licensed Real Estate Broker

305 BROADWAY

The Elbue
LONG BRANCH

NEW JERSEY

Market Demographics

Radius	Population	Employee Population	Median Age	Total Daytime Population	Average Household Income
1 Mile	22,836	7,405	38.2	19,159	\$110,251
3 Mile	57,039	20,182	40.2	50,820	\$149,426
5 Mile	121,076	63,945	42.0	125,570	\$176,615
7 Mile	198,843	101,211	42.8	201,464	\$173,003
10 Mile	292,684	144,387	43.6	290,320	\$178,275

Market Activators

- Long Branch Beach & Boardwalk
- Monmouth Medical Center
- Monmouth University
- Seven Presidents Oceanfront Park
- Ocean Palace
- Long Branch Station (NJ Transit)
- Wave Resort
- Garfield Park
- Fort Monmouth
- Netflix
- City Hall
- Slocum Park
- Long Branch Municipal Library

Market Tenants



- Strong average incomes north of \$100,000
- Nearly 100,000 people living within the immediate area
- Close proximity to Monmouth University with over 6,000 students and 590 staff
- Estimated retail sales of nearly \$2B within 5-miles of the site


PIERSON
COMMERCIAL REAL ESTATE®

305 BROADWAY

The Elbie
LONG BRANCH

NEW JERSEY



Site Description

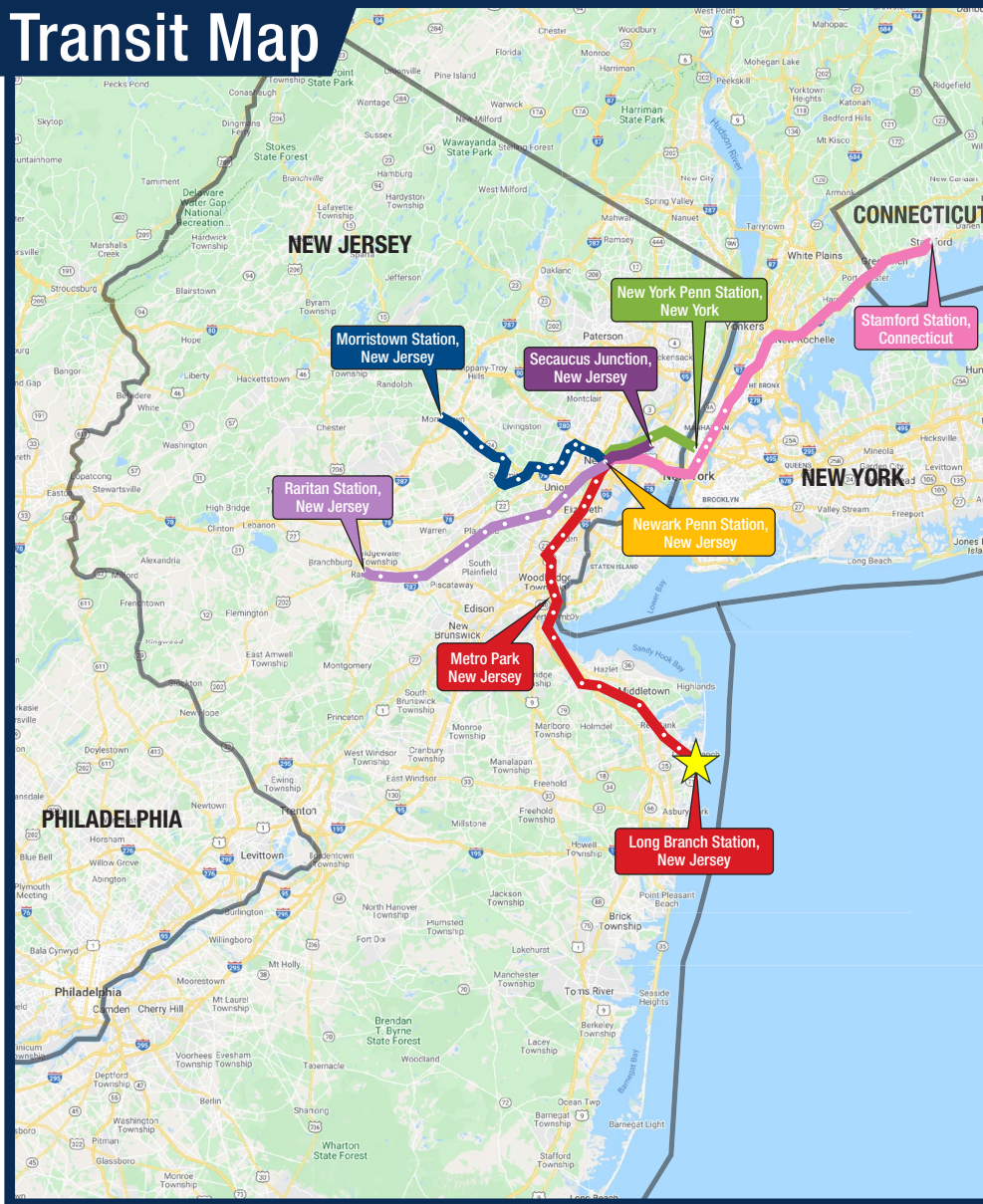
- Two ground-floor retail opportunities consisting of approximately 2,225 SF and 2,012 SF (can be combined for a total 4,237 SF)
- Prominent Broadway frontage within The Elbie, a newly developed mixed-use property in the heart of downtown Long Branch
- Ideally positioned within walking distance of Long Branch Station, Pier Village, the beach and boardwalk
- Surrounded by significant residential development, hospitality and popular Jersey Shore destinations
- Strong year-round demand generated by nearby residents, approximately 64,000 employees within five miles and millions of annual beach visitors
- Convenient access to Ocean Boulevard, Routes 18, 35 and 36, and the Garden State Parkway
- Well suited for restaurant (light cooking only), café, fitness, service and neighborhood retail uses
- Directly across from City Hall, the municipal library and Slocum Park

305 BROADWAY

The *Elbue*
LONG BRANCH

NEW JERSEY

Transit Map



Development Map

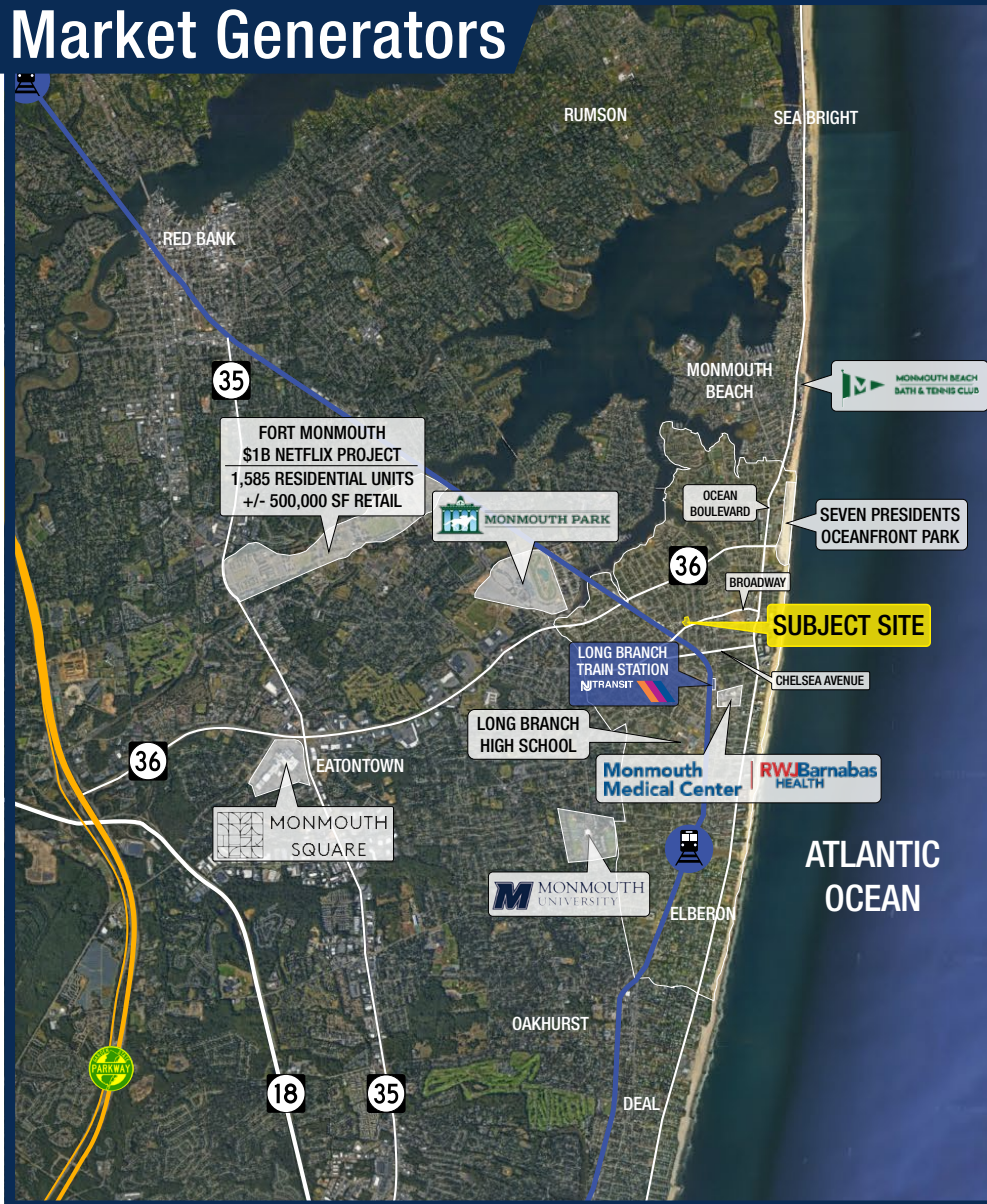


305 BROADWAY

The Elbie
LONG BRANCH

NEW JERSEY

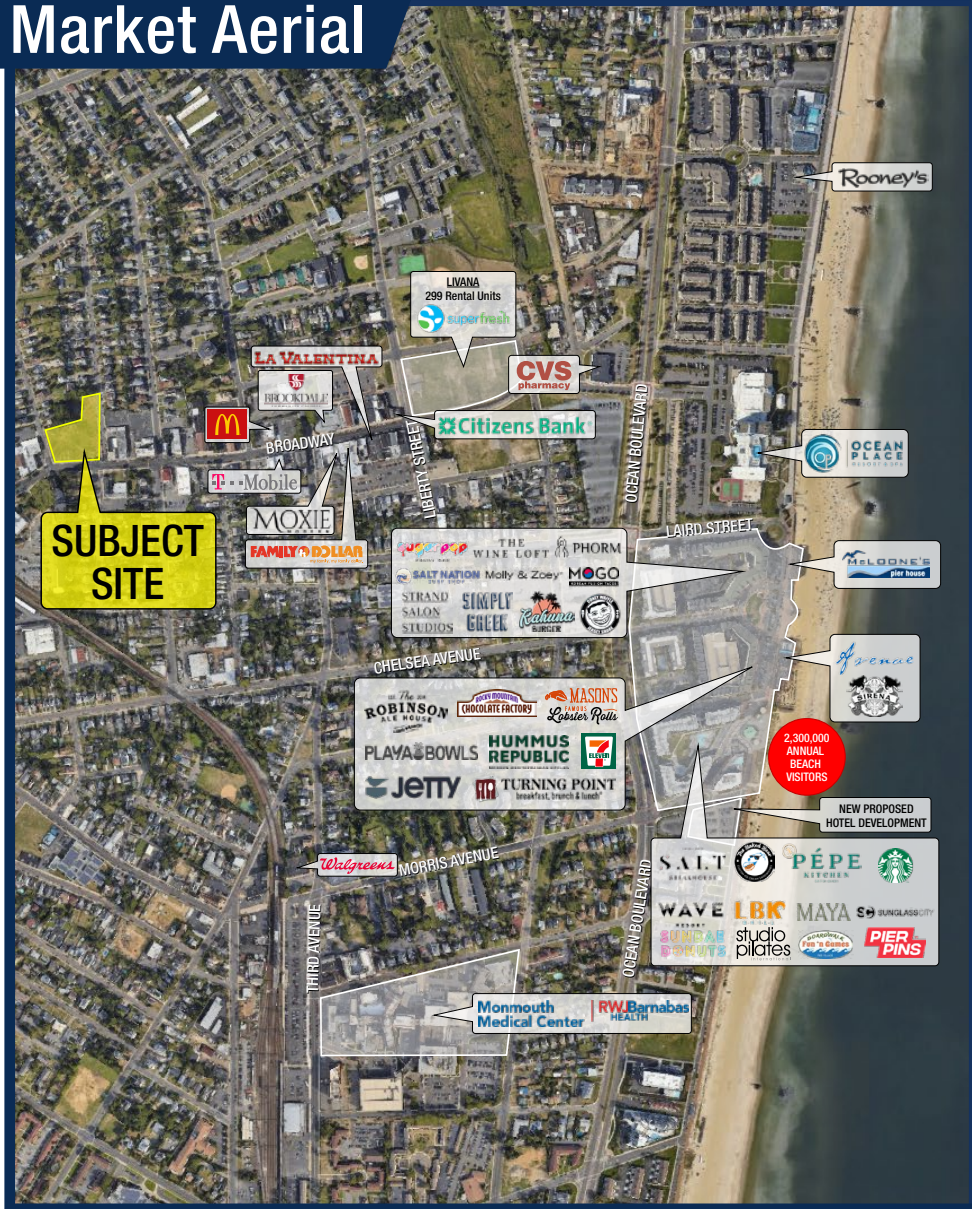
Market Generators



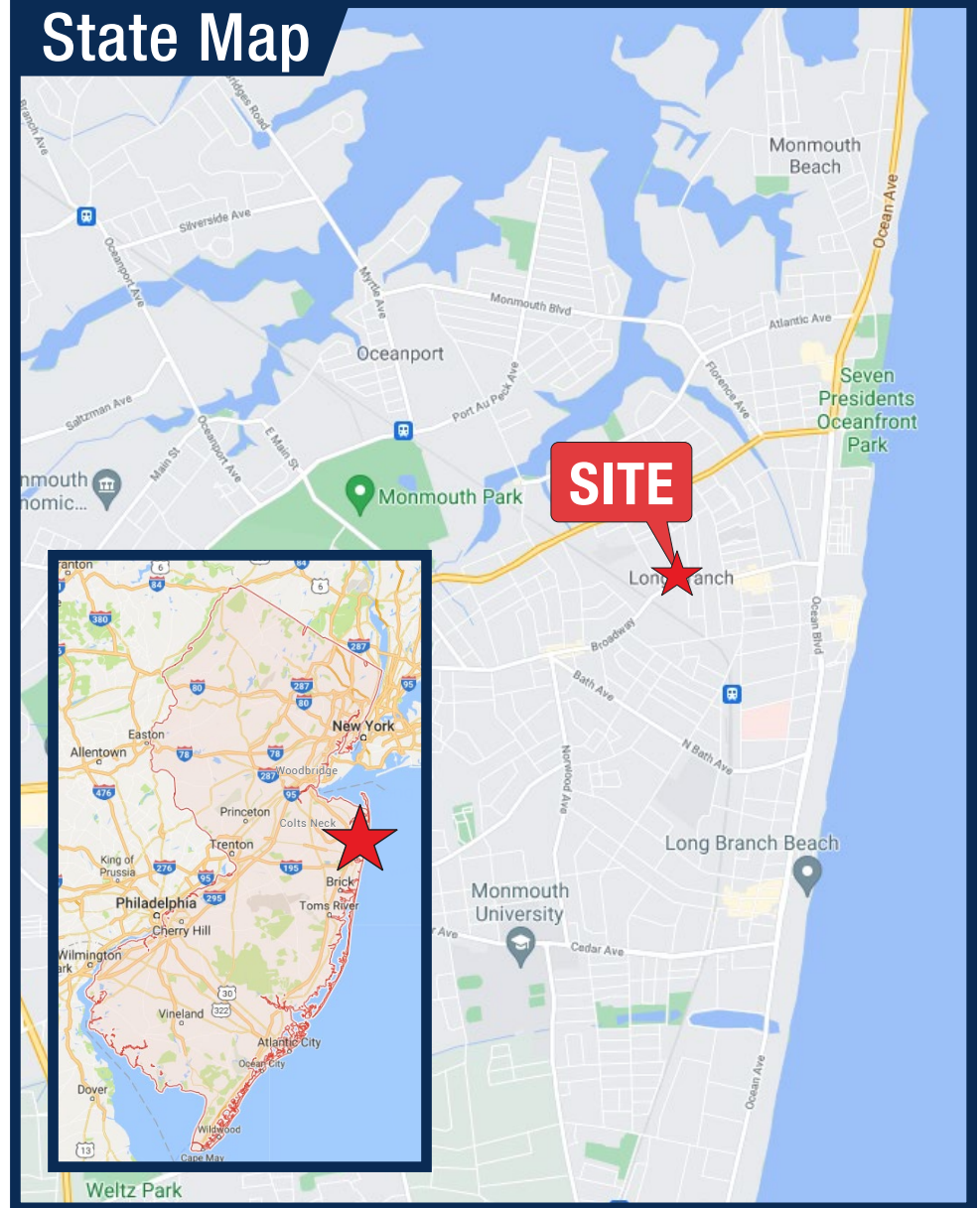
Beach Badge Income



Market Aerial



State Map

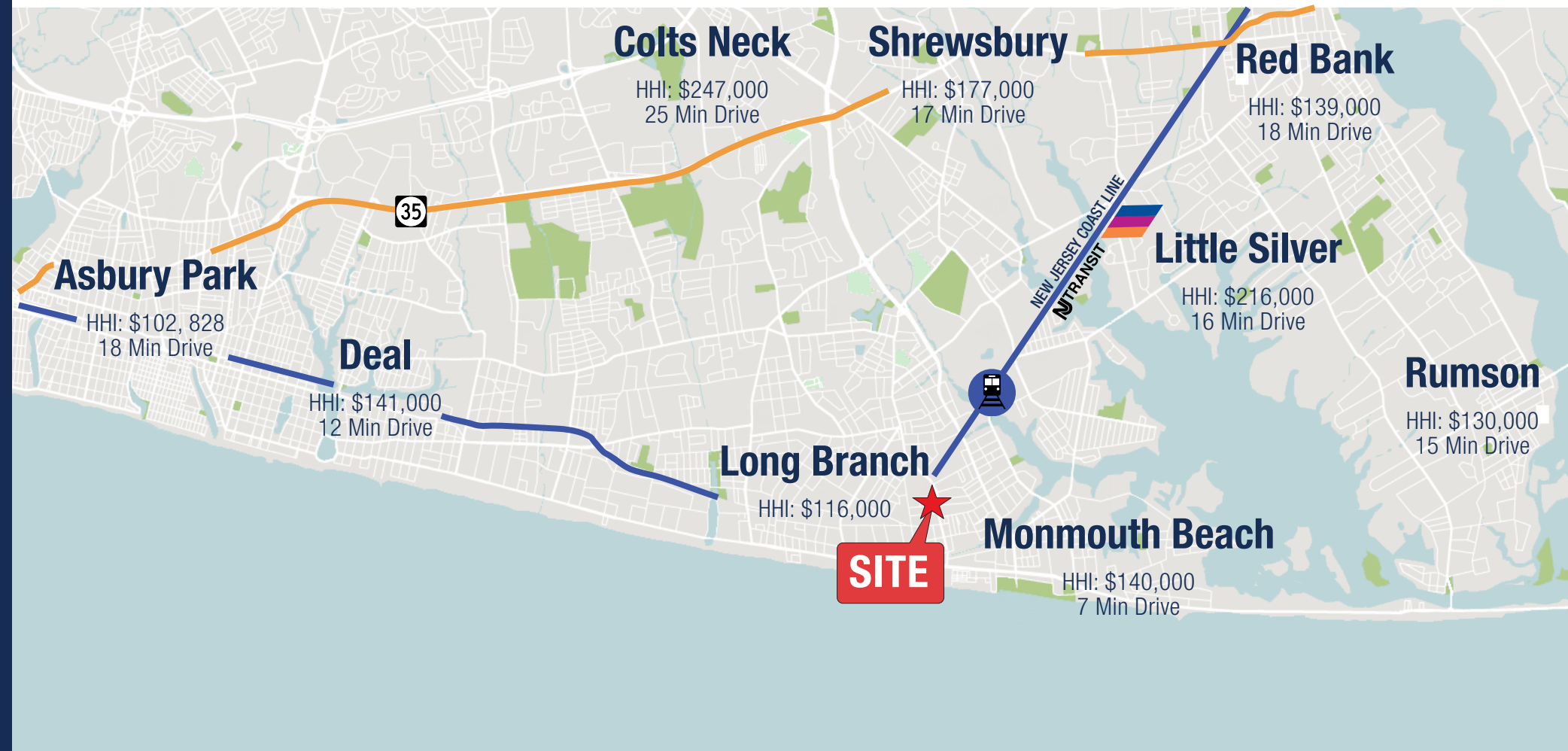


305 BROADWAY



NEW JERSEY

The Shore



305 BROADWAY

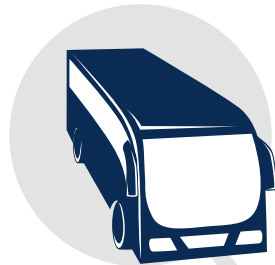
The Elbie
LONG BRANCH

NEW JERSEY

Accessibility

Minutes away from Major Highway Systems

- 60 Minute drive from Manhattan
- 45 Minute drive from Jersey City
- 90 Minutes drive from Philadelphia
- Ocean Blvd – 15,616 Vehicles per day (less than 1 min drive)
- Route 36 – 22,775 Vehicles per day (approx. 7 min drive)
- Route 35 – 35,886 Vehicles per day (approx. 12 min drive)
- Route 18 – 51,317 Vehicles per day (approx. 17 min drive)
- Garden State Parkway – Most heavily trafficked highway system in NJ (approx. 18 min drive)



The Elbie
LONG BRANCH



Long Branch Station

- 72 Minutes to Manhattan via Northeast Corridor direct
- Walking distance to Pier Village
- 60 additional trains added during summer season for increased ridership
- Nearly 275,000 annual weekday riders

Ferry Service

- 50 Minutes by Ferry from New York
- 72 Minutes by Ferry from Jersey City
- Additional Ferry lines planned in the future

305 BROADWAY

The Elbie
LONG BRANCH

NEW JERSEY

Contact Information



CORNER OF LIPPENCOTT AVE & BROADWAY

For Retail Leasing Contact:

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.