

Restaurant Space for Lease 19 Third Ave. Long Branch, NJ



► For Leasing Contact

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PAX PLAZA

19 Third Ave. Long Branch, NJ

Introduction

An Exceptional Restaurant Opportunity in Downtown Long Branch

This spacious two-level corner restaurant space, with a liquor license available, offers a unique opportunity to bring your dining concept to the heart of Downtown Long Branch. Located within Pax Plaza, a modern mixed-use development just four blocks from the beach and Pier Village, this property combines prime visibility, easy accessibility, and a vibrant year-round customer base.

Designed for both casual and upscale dining, the space serves as the anchor of the building, which also features 24 contemporary apartments above and two additional ground-floor retail spaces. Its prominent corner location and generous layout provide the perfect setting for a memorable dining experience.

Surrounded by more than 400 new apartments within a two-block radius, the property sits at the center of Long Branch's rapid growth and revitalization. With steady foot traffic, a strong local community, and proximity to major attractions, Pax Plaza offers an ideal opportunity for restaurateurs looking to thrive in one of the Jersey Shore's most dynamic coastal neighborhoods.

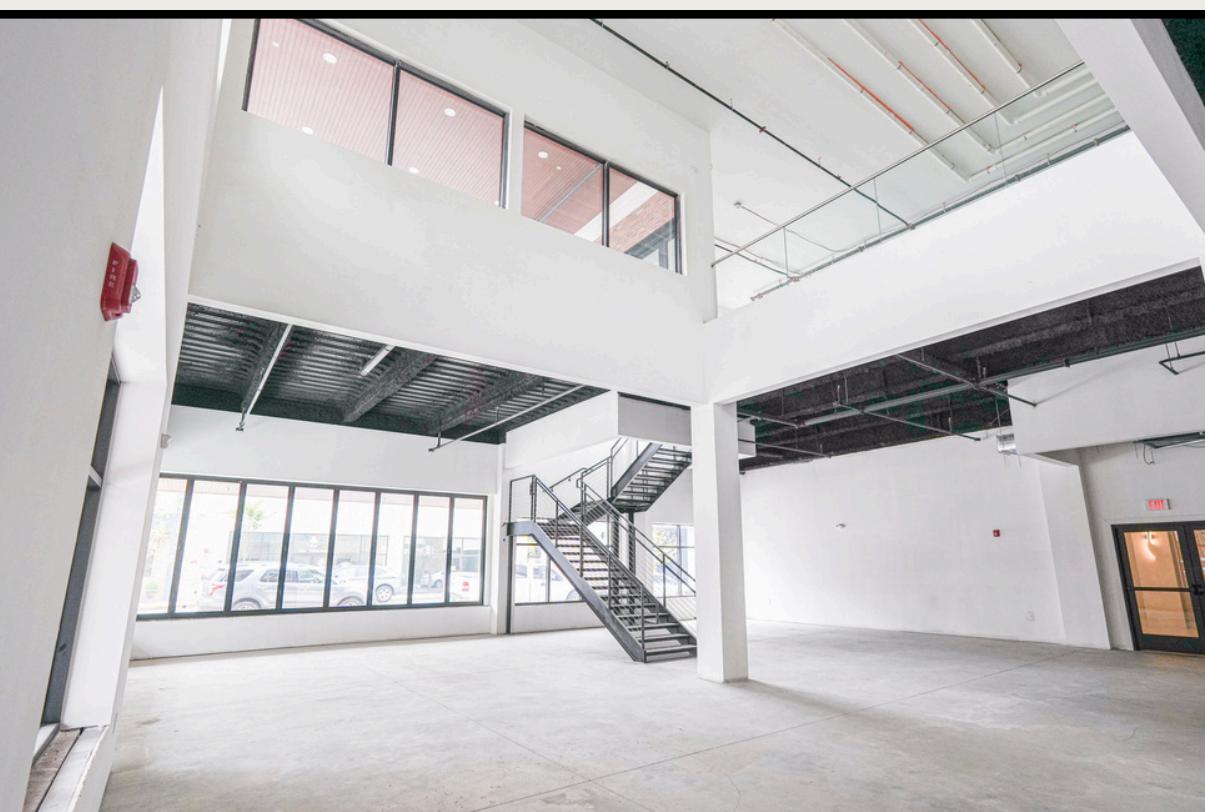
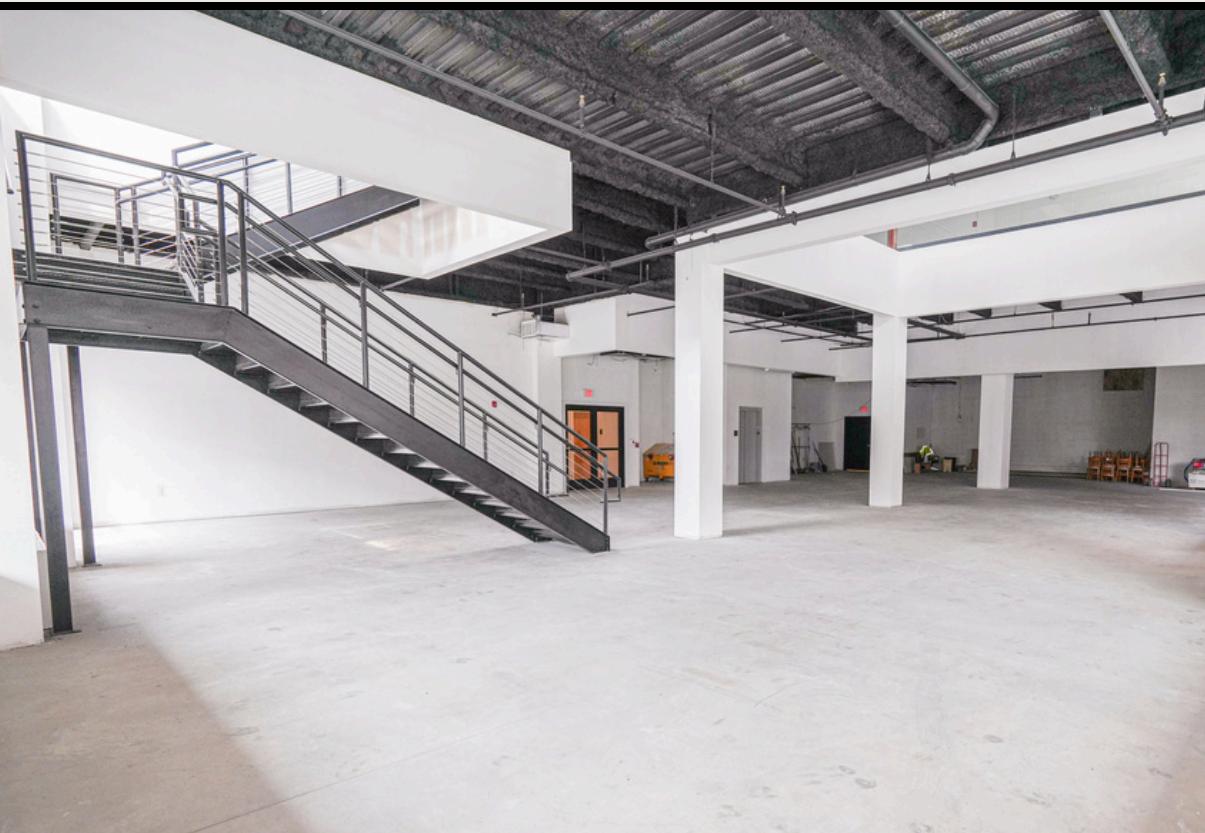


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Key Features & Highlights

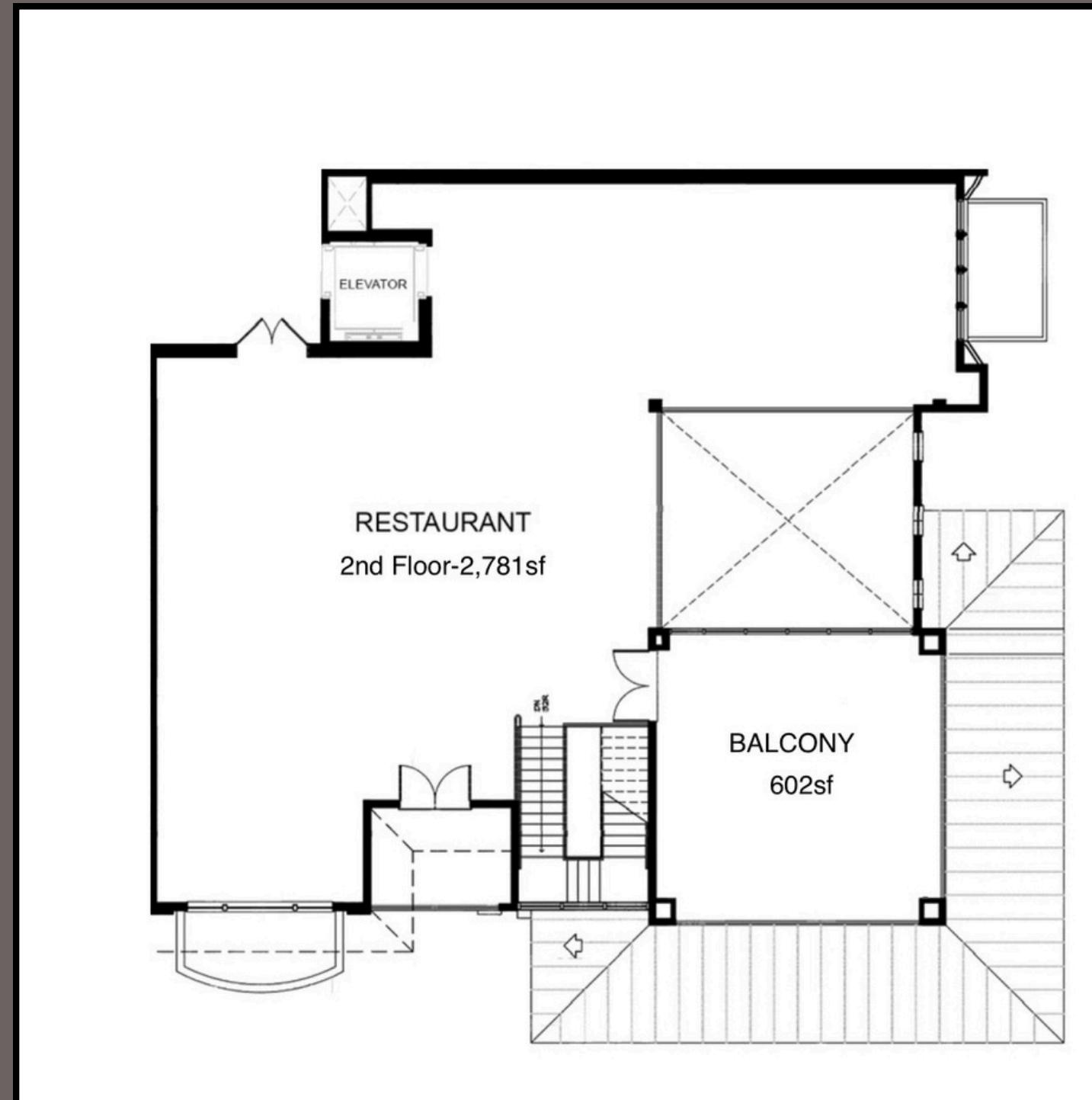
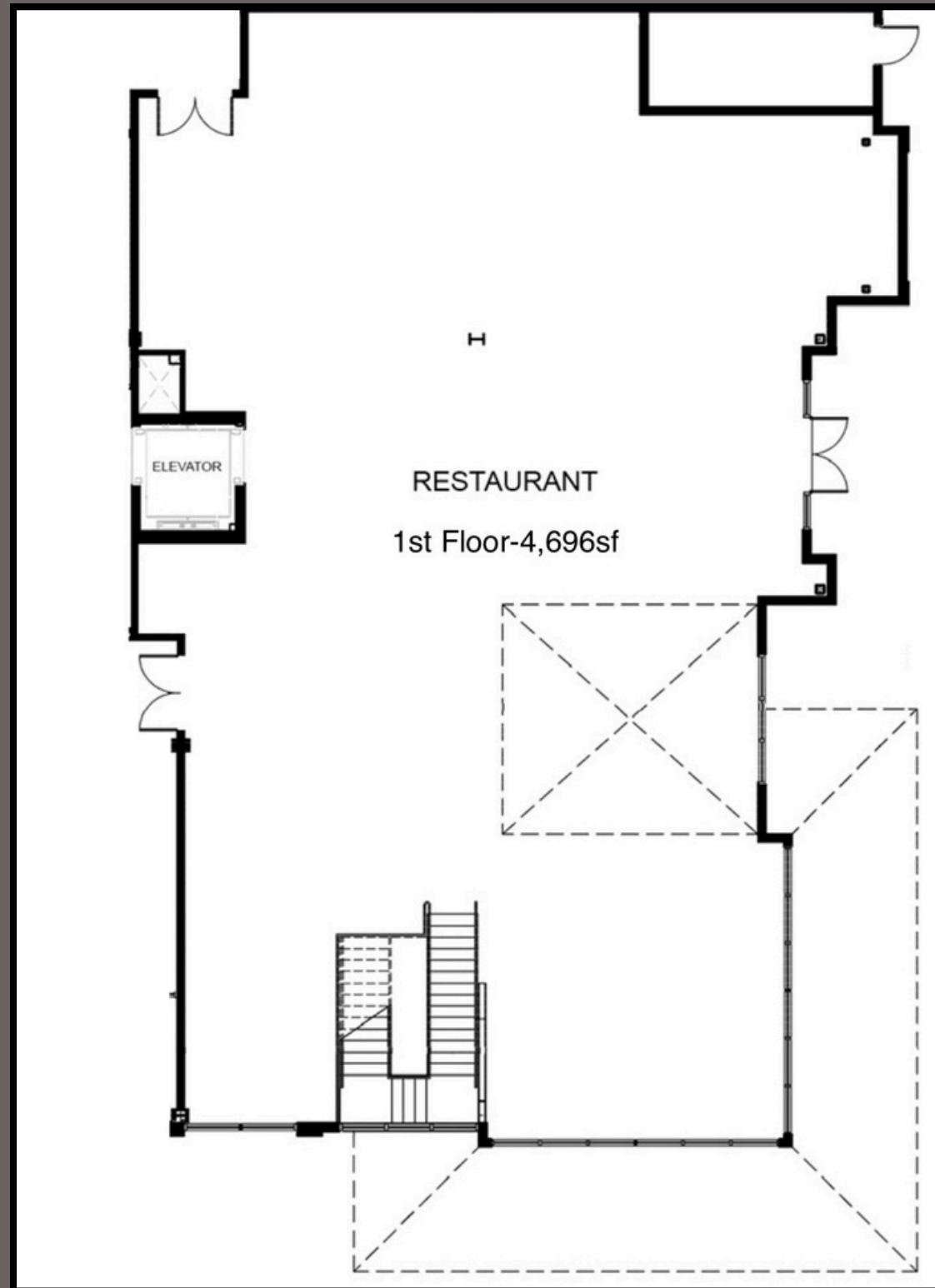
- Prime location in downtown long branch
- Four blocks from the beach/ pier village
- Liquor license available
- 7500 sf throughout two floors
- (OPTION) to Down size 6500 sf
- 600 sf balcony
- Elevator
- 22 ft commercial kitchen hood installed
- 16 ft ceilings
- Ground floor patio
- Private parking lot
- Corner accordion windows at first floor
- Fully finished mens and womens bathrooms



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Floor Plans



Local Demographics Overview

Population Insights

- Long Branch has a diverse community with a growing population, offering a strong customer base for restaurants.
- Median age 35.
- Population 33,000
- Population within 5 mile radius 116,000

Income Levels

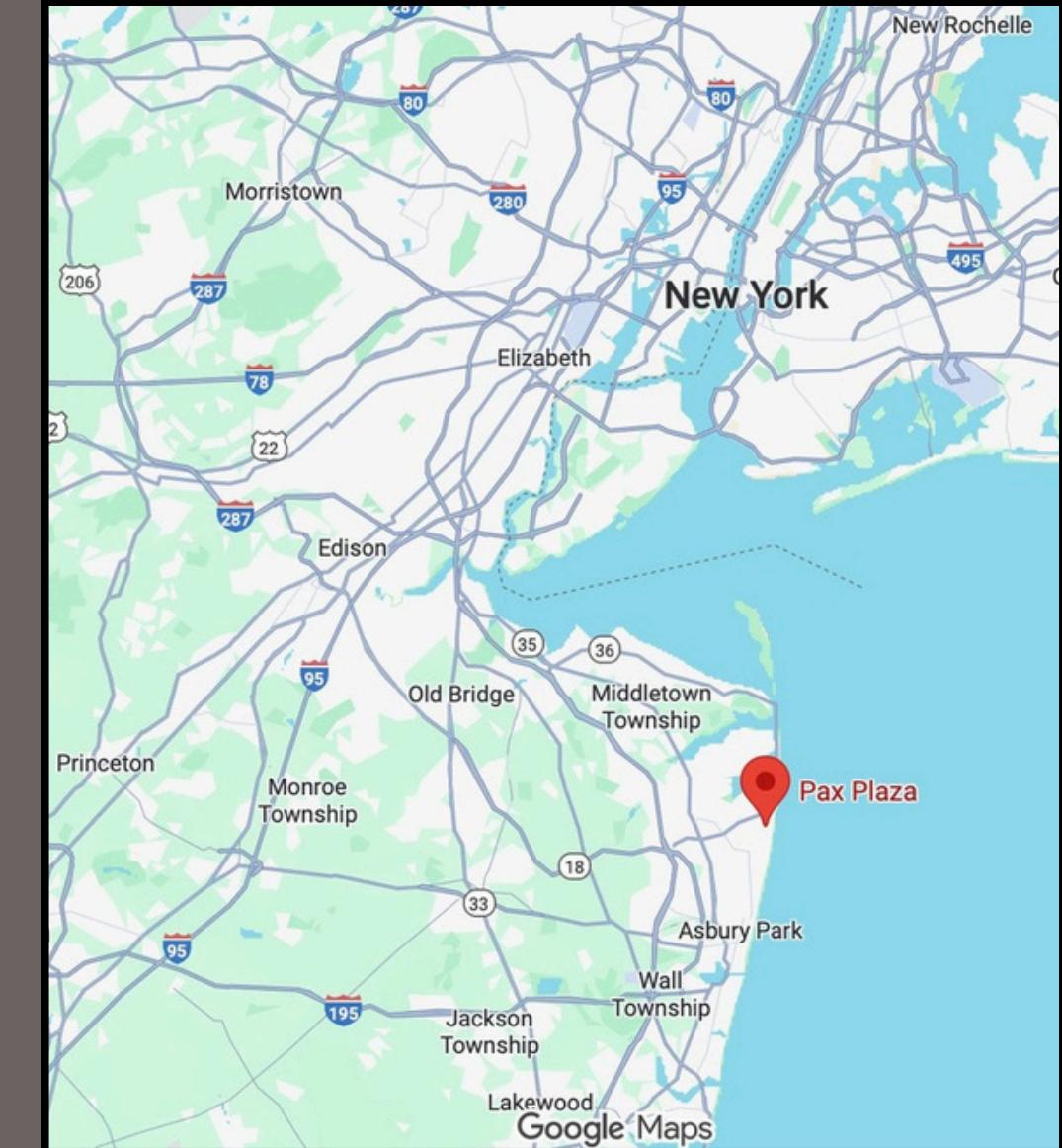
- The median household levels within a 5 mile radius \$106,000

Anchors and Demand Drivers

- Monmouth University- 5,000 students (plus faculty/staff) approximately 2 miles away.
- Monmouth Medical Center- 1920 employees less than 1 mile away.
- Long Branch Beach/ Pier Village- Regional dining, retail, and events roughly 2.7 annual visitors 4 blocks away.
- Netflix- New netflix studios less than 2.5 miles away.

Accessibility

- Long Branch train station/ Nj Transit- Approximately .5 miles away direct access to manhattan in 1hr 30min
- Seastreak Ferry Service Highlands- 9 miles away ferry service with direct access to manhattan in 50 minutes.
- Highway & Driving-
 1. Conveniently accessed from garden state parkway exit 105 providing direct highway connectivity to the rest of New Jersey and New york metro area
 2. Route 36 and route 71 both run through the city, offering quick local connections north and south.



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