

# Retail Space for Lease 19 Third Ave. Long Branch, NJ



**For Leasing Contact**

Michael Pereira

(732) 768-0948

[mike@pax-plaza.com](mailto:mike@pax-plaza.com)

**PAX PLAZA**

**19 Third Ave. Long Branch, NJ**

# Introduction.



Prime Retail Spaces in Downtown Long Branch  
1,000 SF & 1,400 SF Opportunities at Pax Plaza

Located in the heart of Downtown Long Branch, just four blocks from the beach and Pier Village, these two street-level retail spaces at Pax Plaza offer exceptional visibility and year-round foot traffic. Ideal for boutique retail, specialty services, cafe or professional offices, each unit combines modern design, easy accessibility, and proximity to one of the Jersey Shore's most vibrant coastal communities.

Pax Plaza is a modern mixed-use development featuring 24 contemporary apartments above, two premier retail spaces, and an anchor restaurant space with a liquor license opportunity. Its prominent location provides outstanding exposure for businesses seeking to thrive in Long Branch's rapidly growing downtown district.

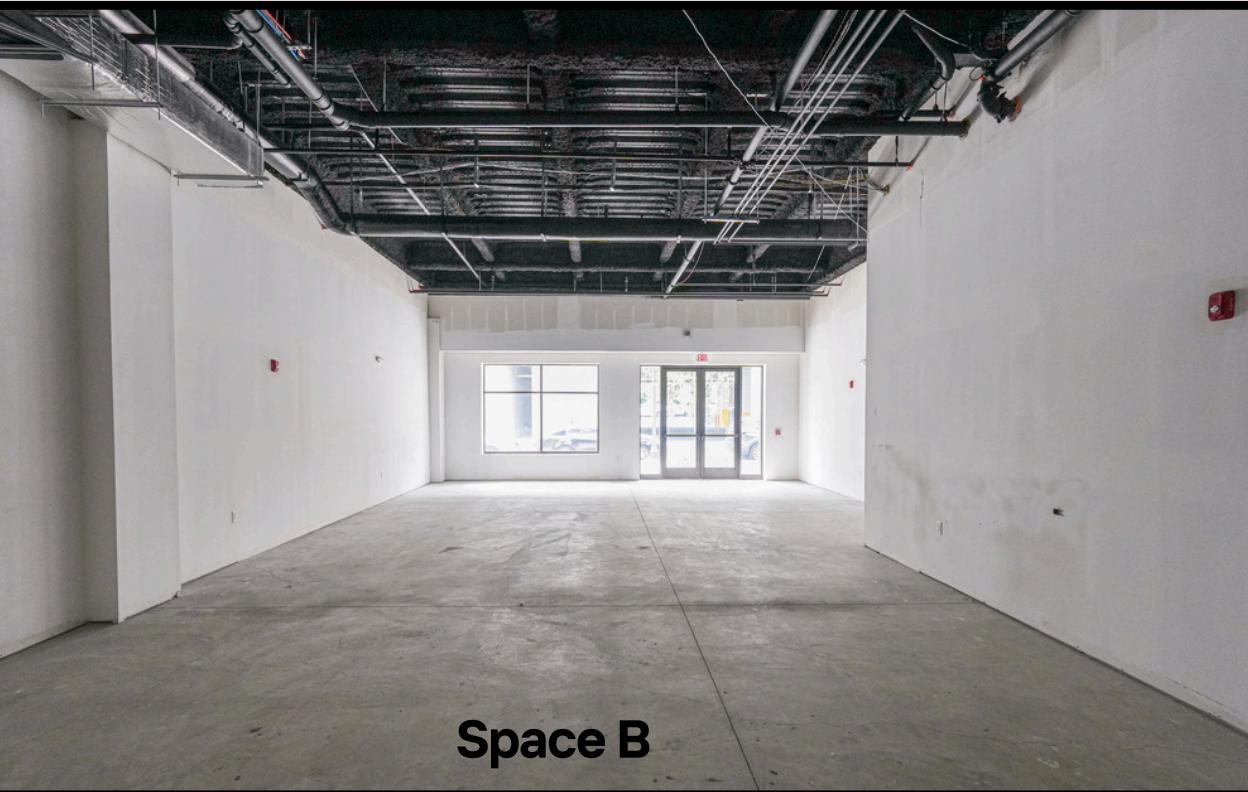
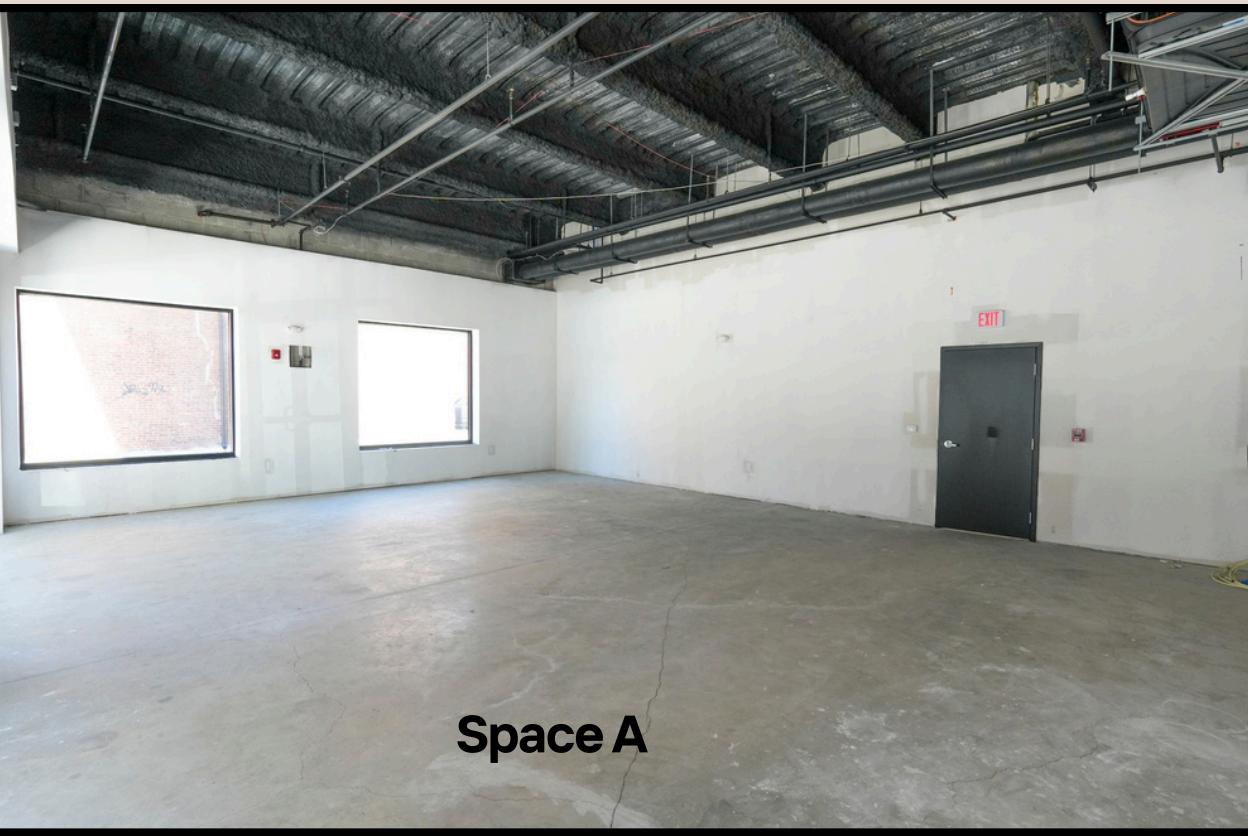
Surrounded by more than 400 new apartments within a two-block radius, Pax Plaza benefits from a strong and expanding local customer base. With ongoing revitalization, steady foot traffic, and proximity to major attractions, these retail spaces represent an exceptional opportunity to establish your business in the heart of Long Branch.

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# Highlights & Key Features

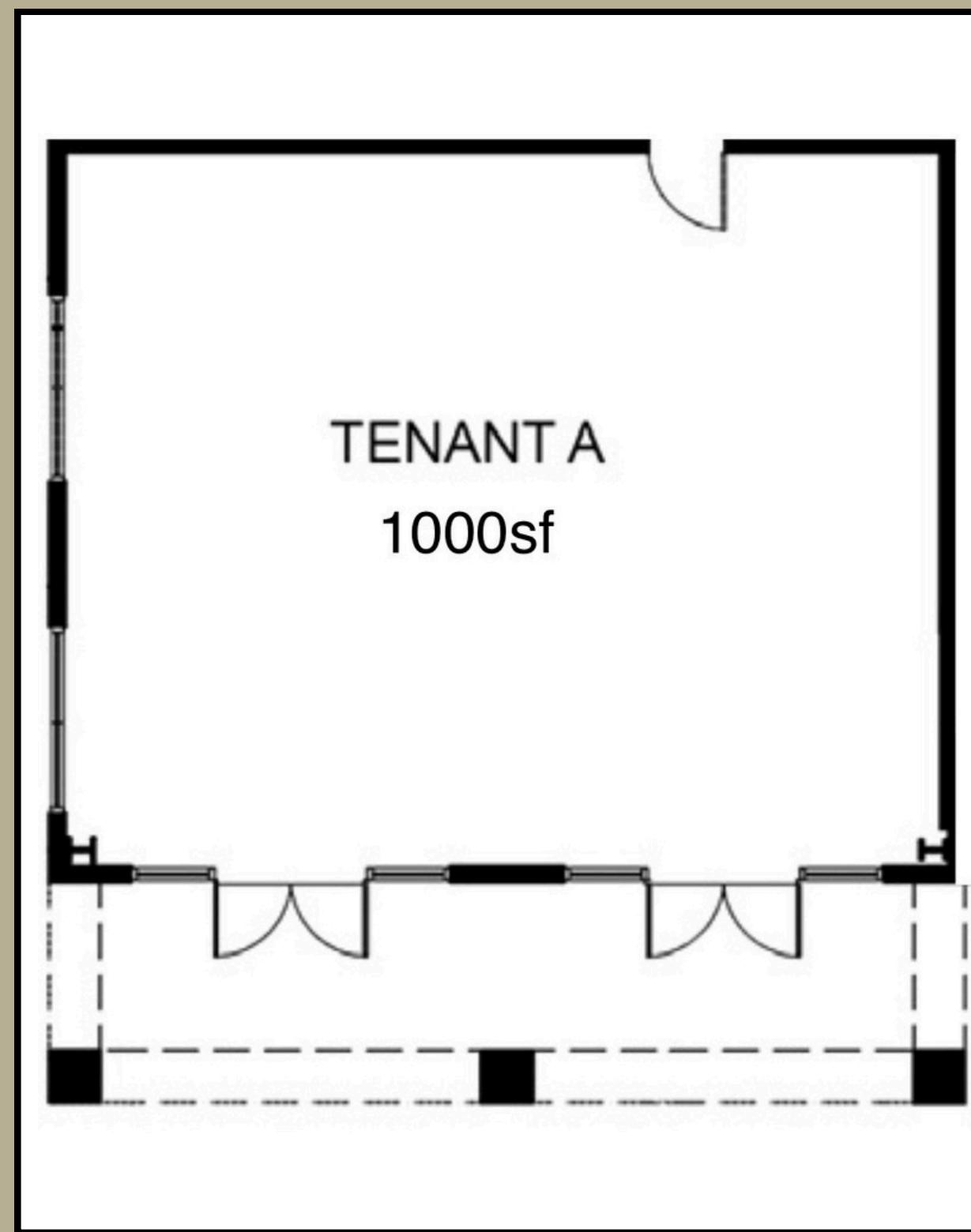
- Prime location in downtown long branch
- Four blocks from the beach/ pier village
- High ceilings and open layout
- Wide storefront windows for natural light
- Patio for outdoor seating
- Private parking lot
- Rapidly growing residential developments bringing new daily foot traffic
- Options for combining units



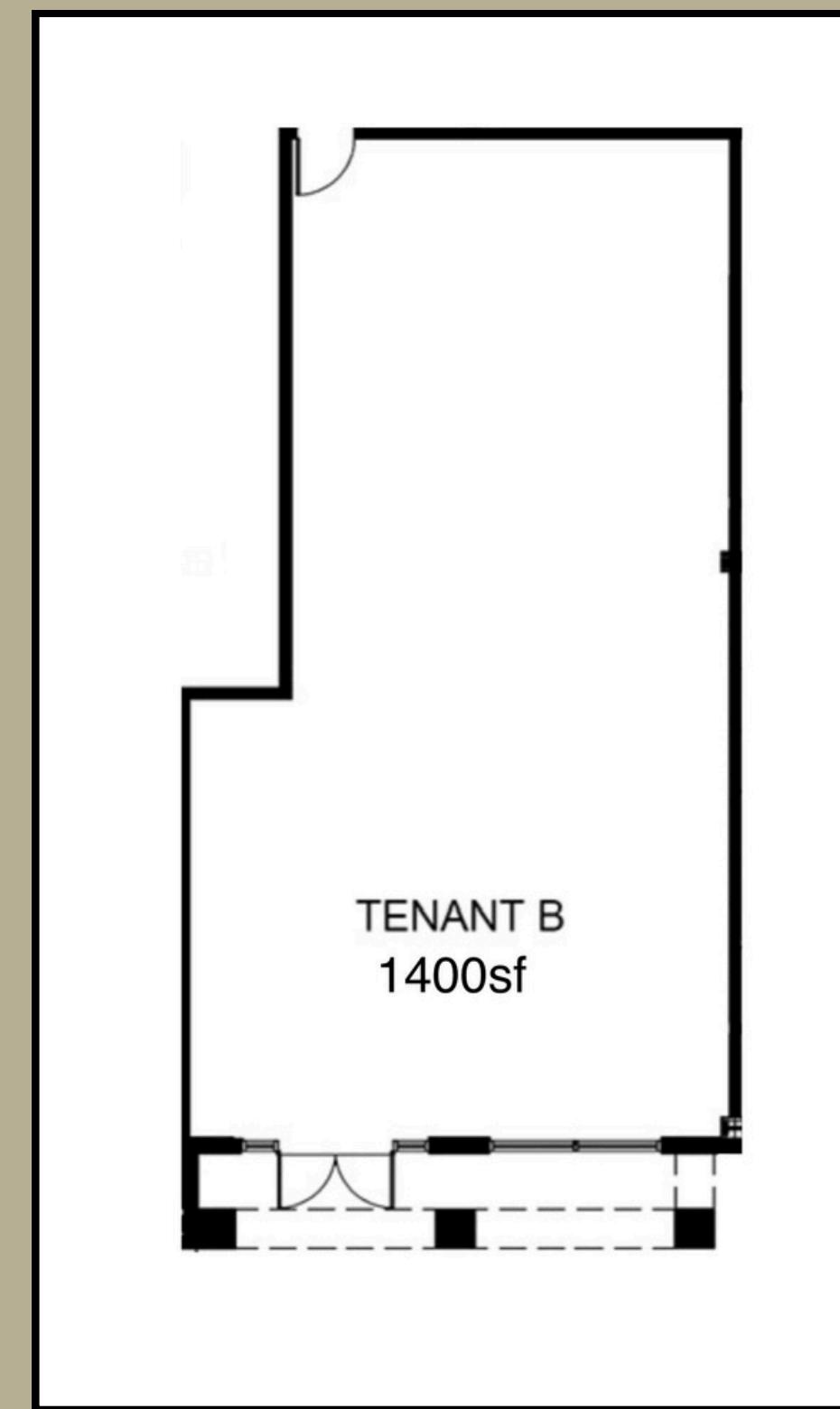
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# Floor Plans.



TENANT A  
1000sf



TENANT B  
1400sf

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# Local Demographics

## 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

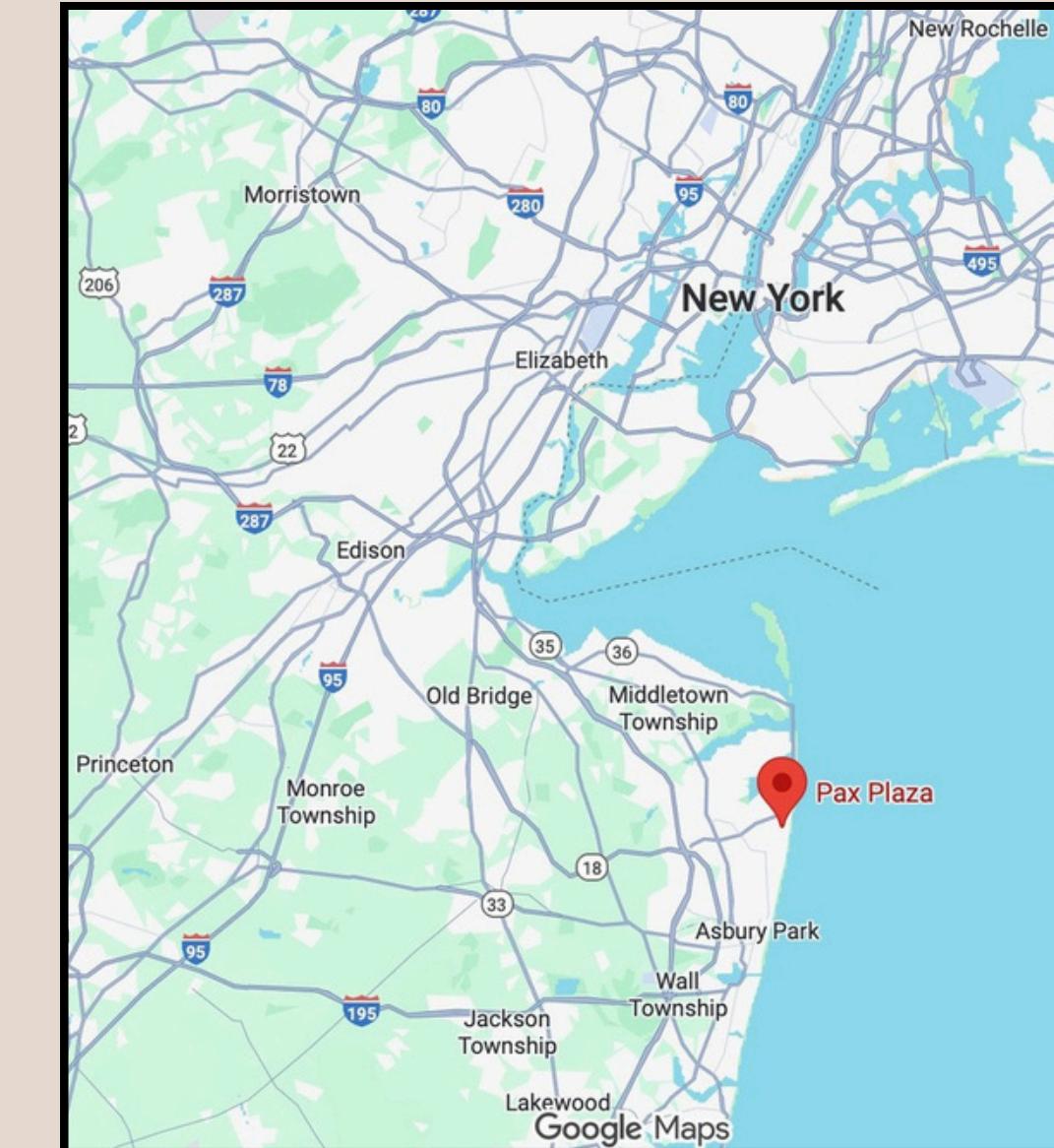
- The median household levels within a 5 mile radius \$106,000

## 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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