

Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail and warehouse space for lease.

PROPERTY HIGHLIGHTS

- Retail and storage/warehouse building with second floor and loading dock measures ±10,427 SF.
- Landlord will divide.
- Basement is not included in the square footage.
- Primary building is sprinklered.
- 109' of frontage on Arnold Avenue.
- Zoned HC (Highway Commercial). Permitted uses include restaurants (including drive-in and take-out), banks (including drive-in facilities), contractors' and builders' offices and yards. See complete list of permitted uses under "Documents" on property website.

LOCATION DESCRIPTION

Located on Arnold Avenue, two blocks from Route 35 South. Walking distance to all retail in the heart of town, including grocery, hardware store, restaurants, bank and train station. Within one mile to boardwalk and ocean.

OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
AVAILABLE SF:	±10,427 SF
LOT SIZE:	±0.568 Acres
BUILDING SIZE:	±14,005 SF

Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

RETAIL FOR LEASE

Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742

sitar
Realty Company

Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

RETAIL FOR LEASE

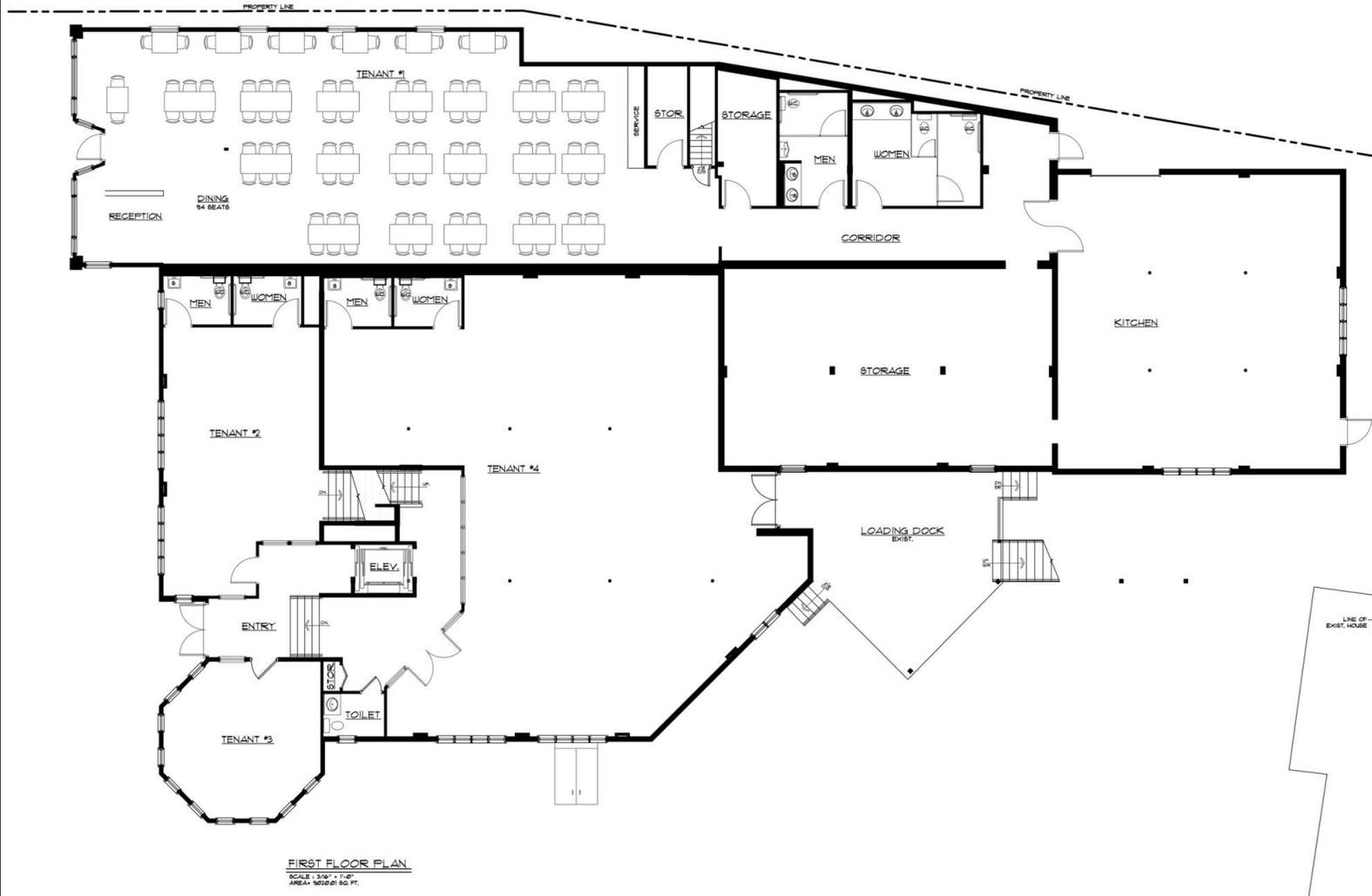
Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742



Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

RETAIL FOR LEASE

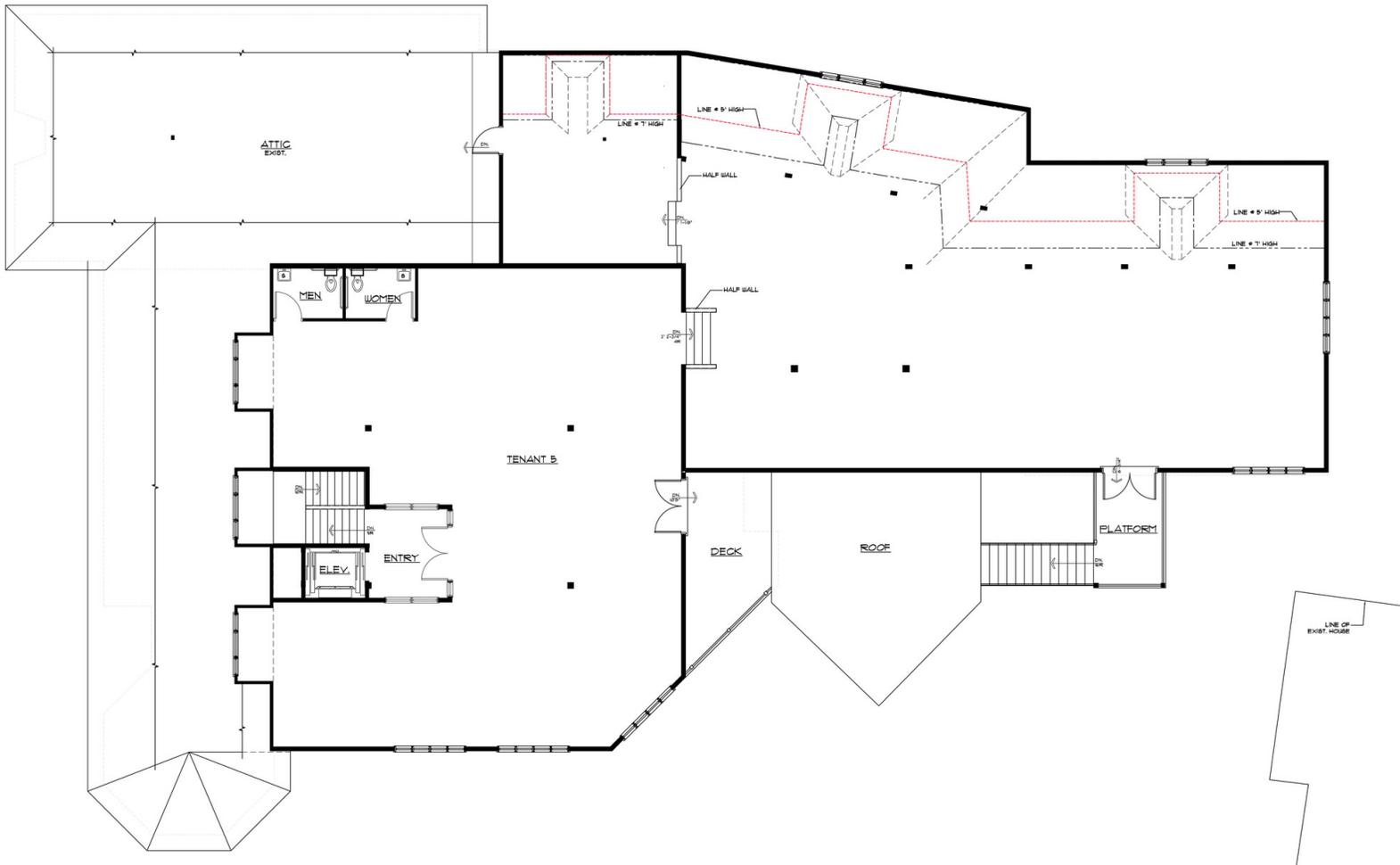
Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742



Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

RETAIL FOR LEASE

Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742



Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS

Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

RETAIL FOR LEASE

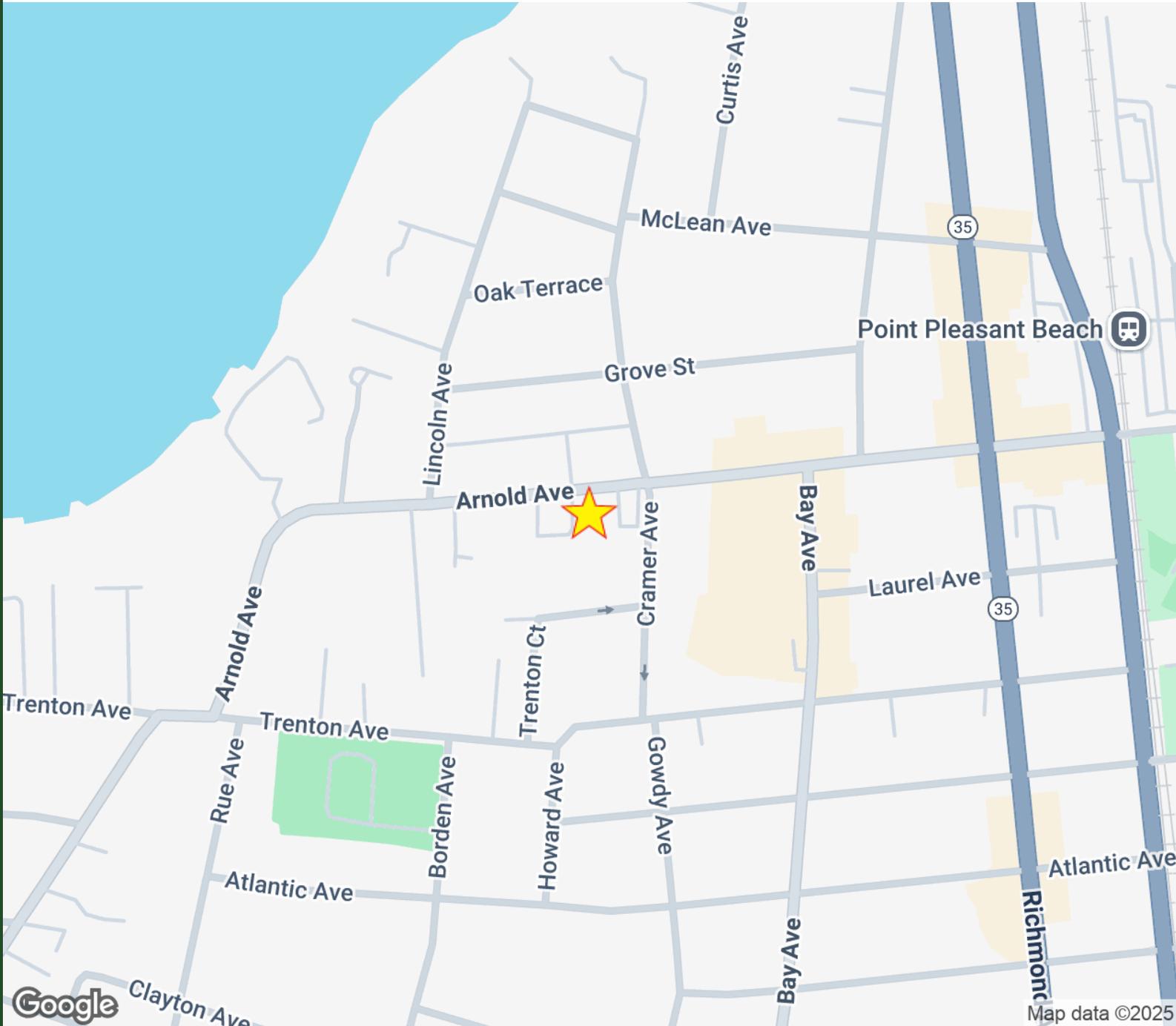
Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742

sitar
Realty Company

Worldwide Real Estate Services Since 1978

LOCATION MAP



Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

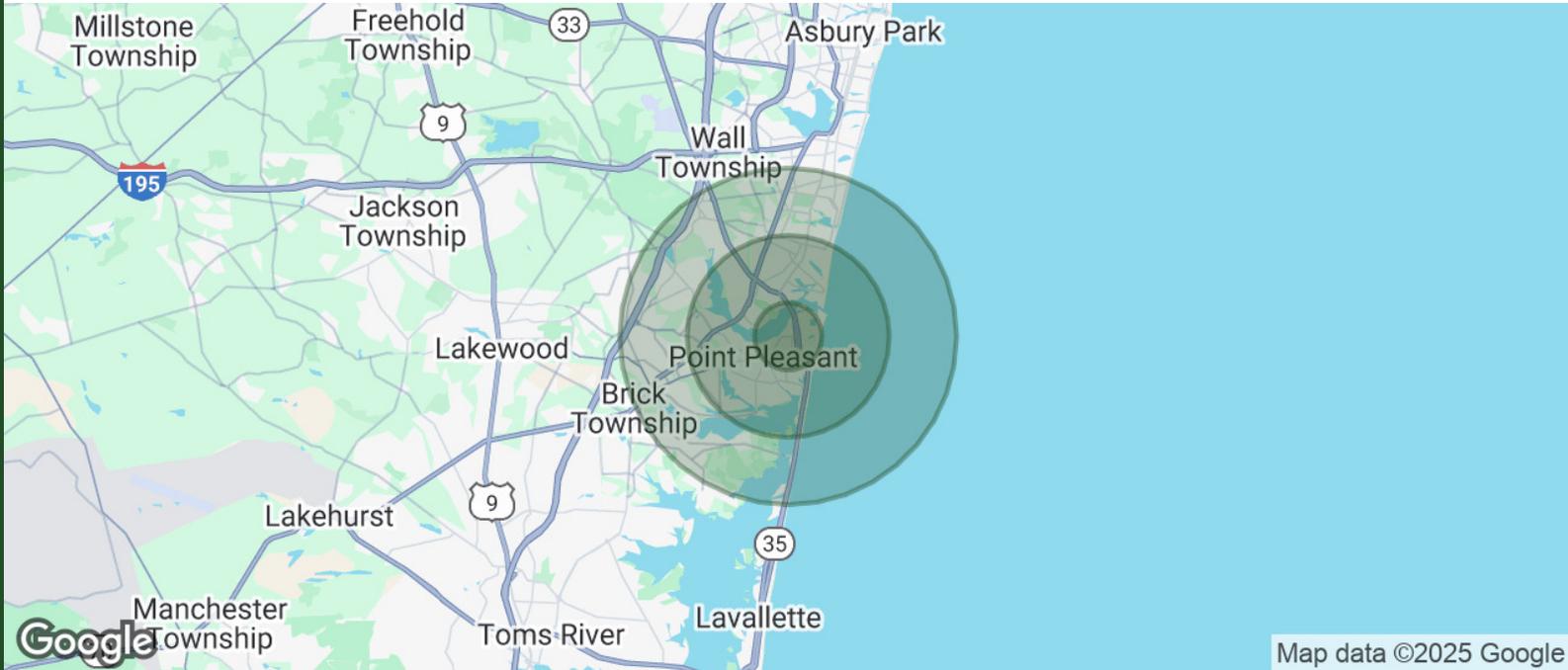
Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742



Worldwide Real Estate Services Since 1978

DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,700	54,520	113,894
AVERAGE AGE	46	45	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	47	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,662	21,992	46,341
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$148,088	\$167,612	\$150,956
AVERAGE HOUSE VALUE	\$870,266	\$771,550	\$685,382

Demographics data derived from AlphaMap

Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com
 Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

Retail & Warehouse For Lease

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742



Worldwide Real Estate Services Since 1978

OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

Douglas Sitar | O: 732.283.9000 | C: 732.859.2144 | dsitar@sitarcompany.com

Philip Meoli | O: 732.283.9000 | C: 917.407.7079 | meoli@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.