4070 Asbury Avenue

Tinton Falls, NJ 07753

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY

SITE

4070 Asbury Avenue

Asbury Ave | Asbury Avenue | Asbury Ave

PROPERTY DESCRIPTION

Two new availabilities in busy shopping center. Captures all traffic to and from the Garden State Parkway at Exit 102. Direct road to Tinton Falls, Ocean Township, Asbury Park, Ocean Grove, Deal, and Bradley Beach. Heavy traffic. Great visibility.

PROPERTY HIGHLIGHTS

- Next to Sea Brook Village, a 1,600-unit senior housing development and near other senior housing.

- Ideal for medical, lawyers, travel agencies, vision center, or retail tenants such as cards and gifts, florists, restaurants or phone store. Drive-thru possible.

- Near Jersey Shore Premium Outlet Center

- Join Farmers Insurance, Dunkin Donuts, Taste of Italy Specialty Shop, Chicken LaRosa, Chinese/Sushi restaurant, nail salon, and chiropractor.

- Traffic count of 17,459 (2015)

- Owner is a licensed NJ Real Estate Broker.

LOCATION DESCRIPTION

Immediately east of Garden State Parkway Exit 102 at the southeast quadrant of Asbury Avenue and Essex Road. Immediate access to the Parkway and easy access to Routes 66, 33, and 18.

OFFERING SUMMARY	
LEASE RATE:	$25.00 SF/yr (NNN)
AVAILABLE SF:	1,150 - 2,300 SF
BUILDING SIZE:	26,870 SF

SPACES	LEASE RATE	SPACE SIZE
IN LINE	$25.00 SF/yr	1,150 - 2,300 SF
END CAP	$25.00 SF/yr	1,150 - 2,300 SF

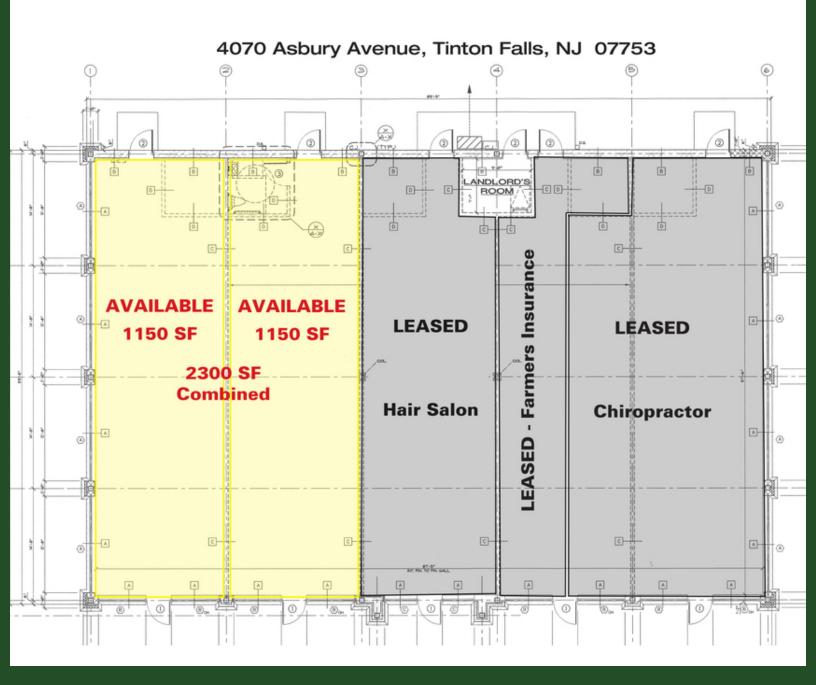**William Sitar Sr.** | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

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FLOOR PLAN

4070 Asbury Avenue, Tinton Falls, NJ 07753

AVAILABLE
1150 SF

AVAILABLE
1150 SF

2300 SF
Combined

LEASED

Hair Salon

LANDLORD'S ROOM

LEASED - Farmers Insurance

LEASED

Chiropractor

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ADDITIONAL PHOTOS

Available ±1,150 SF

Available ±1,150 SF

4070 Asbury Ave.,Tinton Falls

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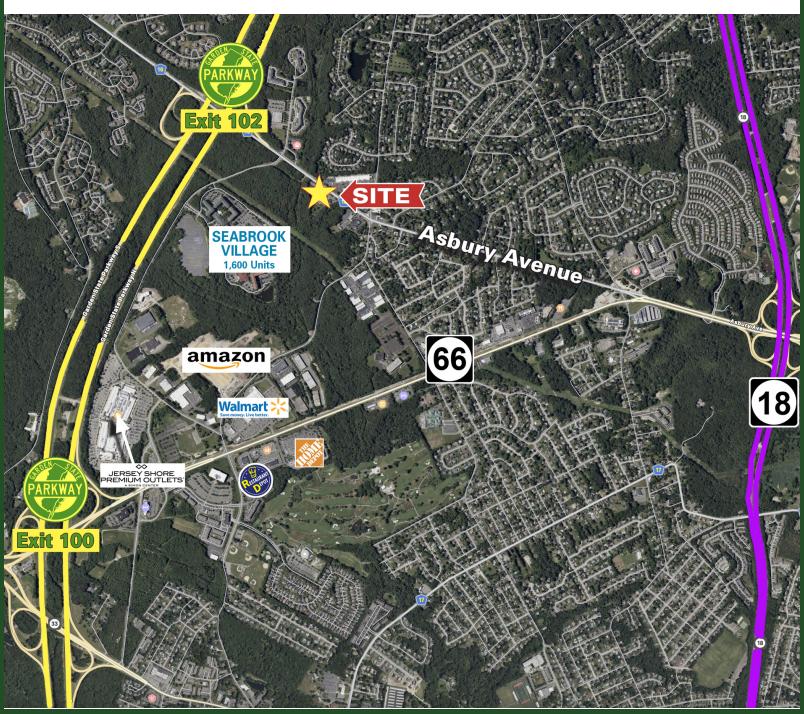**William Sitar Sr.** | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

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