

**75 SOUTH  
MAIN ST**

**NEPTUNE, NJ 07753**

**+/- 13,000 SF FREESTANDING BUILDING  
AT CORNER LIGHTED INTERSECTION  
PAD SITE TO WEST GROVE SQUARE**



**EXCLUSIVE  
LISTING  
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**STARKER**  
COMMERCIAL REALTY LLC  
**732-972-2937**



# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS:

Lease Rate:	\$25.00 PSF NNN (As-Is)
Total Building Size:	+/- 13,000 SF
Total Size of Center:	54,000 SF
Built:	2002
Parking:	74 spaces with overflow available
Occupancy:	7/31/2025
Zoning:	B1
Vehicles Per Day (VPD):	+/- 25,000

## PROPERTY DETAILS:

- West Grove Square offers over 1,000 Feet of Frontage along Rt 71 and is serviced by two traffic lights for easy access
- Existing Drive Thru
- Minutes to Jersey Shore Medical Center
- Prominent Visibility with Strong Demographics
- Positioned among Neptune, Ocean Grove, and Bradley Beach

## PROPERTY ADDRESS

**75 SOUTH MAIN ST,  
NEPTUNE, NJ 07753**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Population	27,772	78,404	141,395
2024 Estimate	27,322	77,167	139,530
2020 Census	24,572	69,580	127,751
Growth 2024-2029	1.65%	1.60%	1.34%
Growth 2020-2024	11.19%	10.90%	9.22%













West Grove Square Parking Lot



PNC Bank



Burger King



West Grove Square Entrance



West Grove Square Entrance



**ASBURY**

The Stone Pony WONDER BAR Windmill Asbury Lanes BOARDWALK

THE ASBURY watermark ALE HOUSE JAHNKE'S Mac's

ASBURY OCEAN CLUE HOTEL TIM McLOONE'S Copper Club PASCAL & SABINE

**OCEAN GROVE**

SEA GRASS THE INNS OF OCEAN GROVE OCEAN GROVE BEACHES OCEAN GROVE HOTEL

**BRADLEY BEACH**

FINS Vic's ITALIAN - AMERICAN RESTAURANT DEL PONTE'S Bakery



Stop&Shop Domino's Pizza WING STOP CHASE

H&R BLOCK DUNKIN' DONUTS SETS HYBRID TRAINING

7-ELEVEN PNC ivy

Jersey Mike's BURGER KING The UPS Store ups



COSTCO WHOLESALE Marshalls HomeGoods

Target SKY ZONE crumbl cookies DUNKIN' DONUTS WELLS FARGO

ihop SUPERCUTS 7-ELEVEN

SIERRA TRADING POST at home verizon

Burlington PET WEGMANS





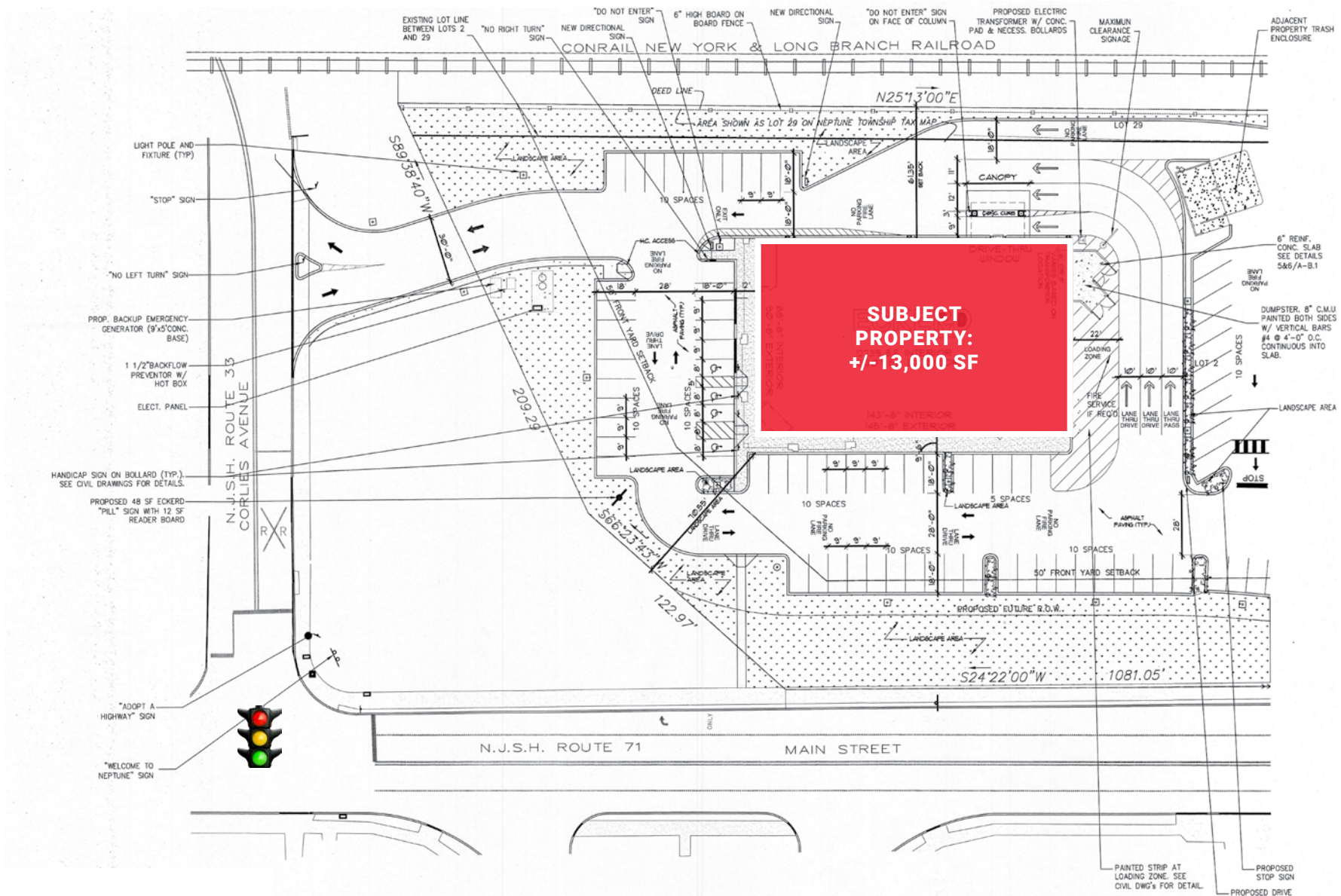




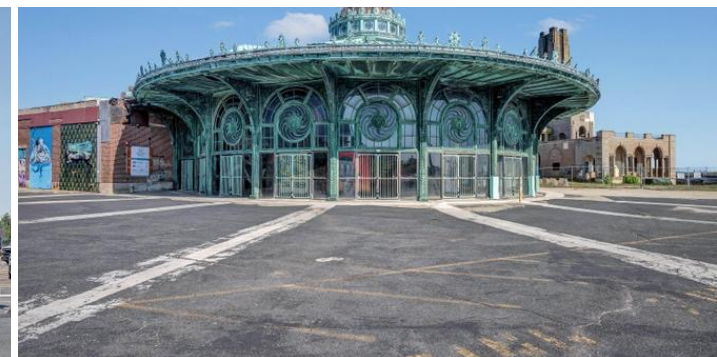
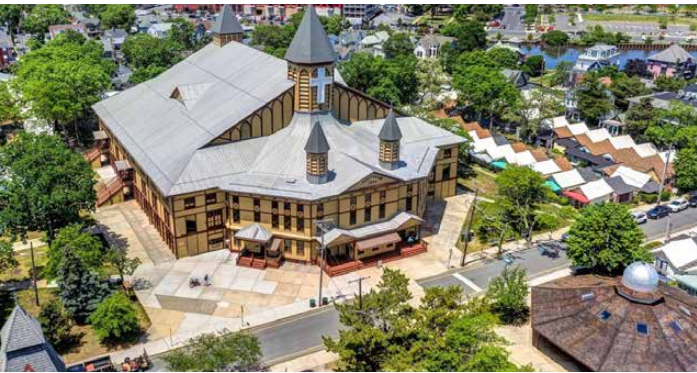


# SITE PLAN

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753













# — CONTACT LEAD AGENTS FOR MORE DETAILS

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753



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West Grove Place



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