

**75 SOUTH
MAIN ST**

NEPTUNE, NJ 07753

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



**EXCLUSIVE
LISTING
ASSOCIATES:**

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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

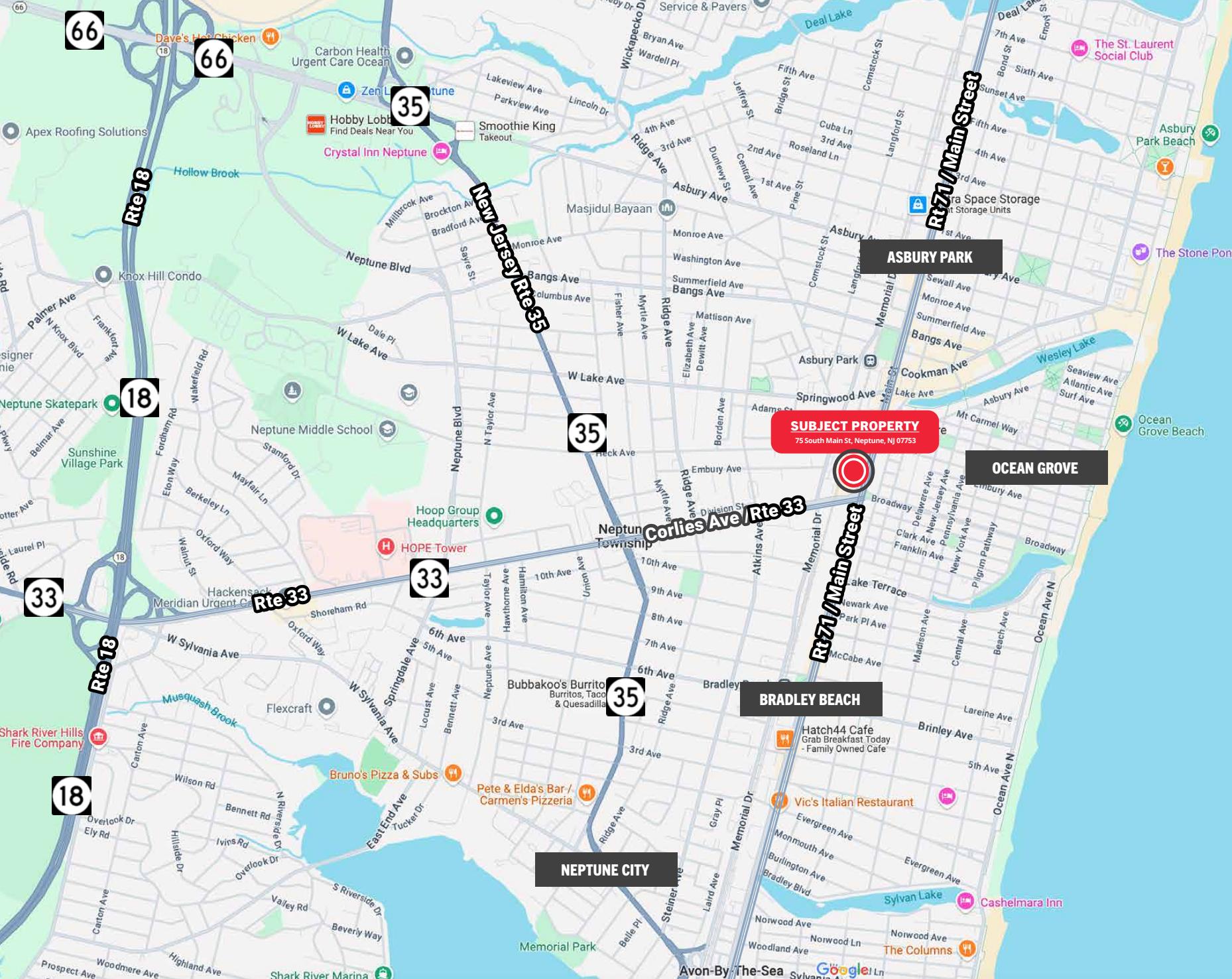


West Grove Square Entrance



West Grove Square Entrance





33

Corlies Ave/Rte 33

Presbyterian
Church of Neptune

Memorial Dr

SUBJECT
PROPERTY:
+/-13,000 SF

BURGER
KING

JERSEY MIKE'S
FRANCES
UNISEX HAIR
THE GROOVE
YUMMY
YUMMY
THE UPS
STORE
BAGEL TALK
SURE CLEAN
LAUNDRY
IVY REHAB
NEPTUNE
SEA CRAB
OCEAN
LIQUORS
LUIGI'S PIZZA
7-ELEVEN

PNC
BANK

Asbury
Maintenance

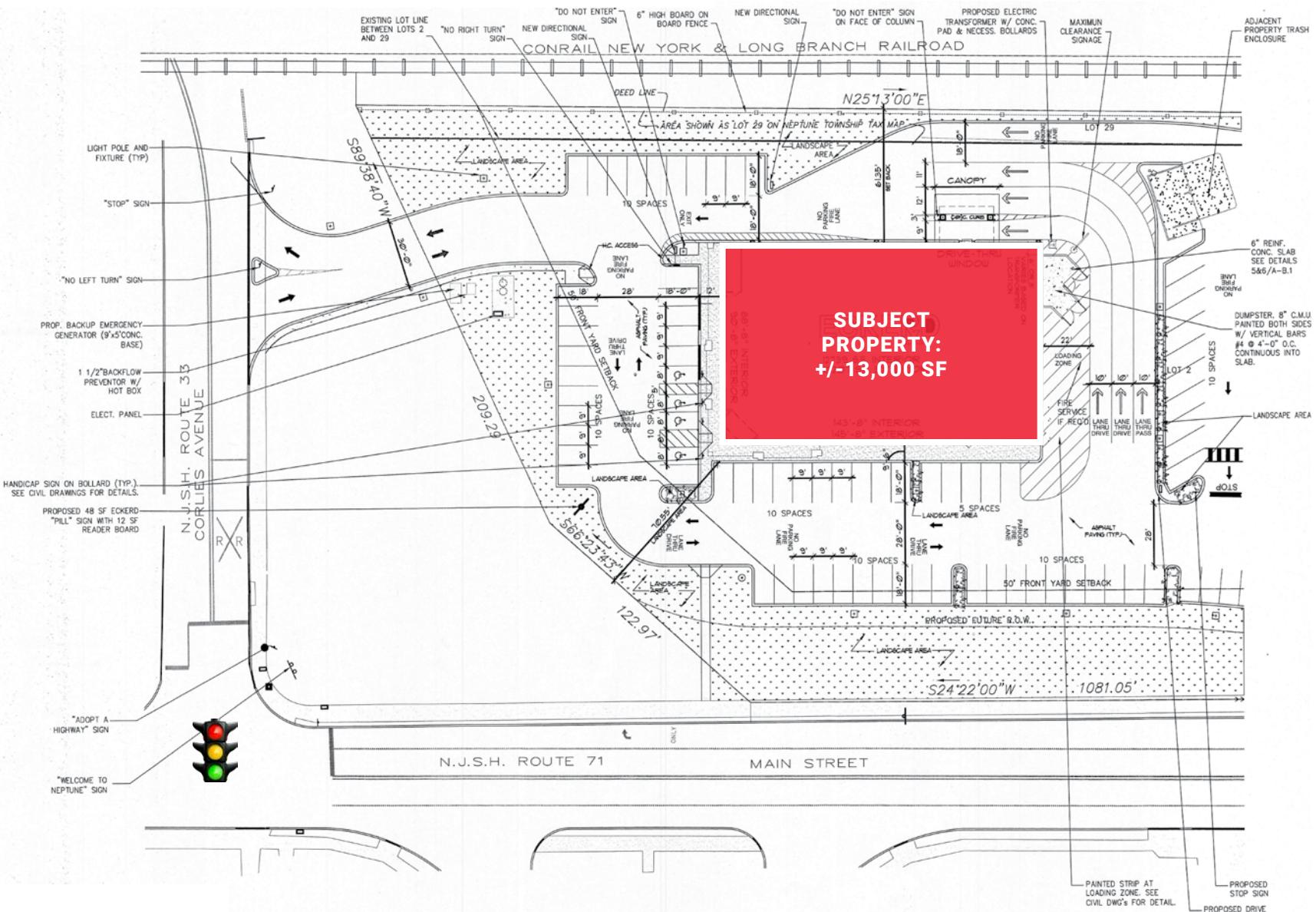
Rt 71/Main St

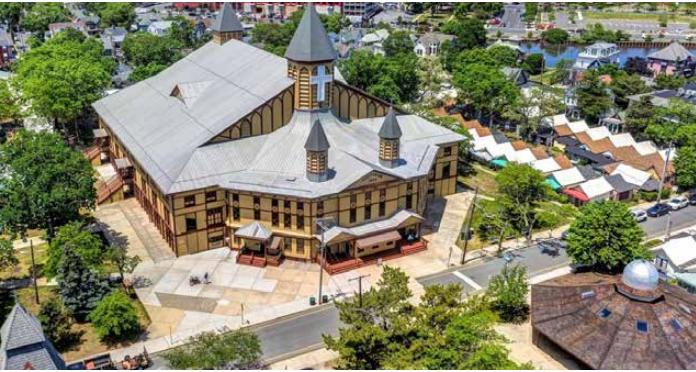
Main Avenue

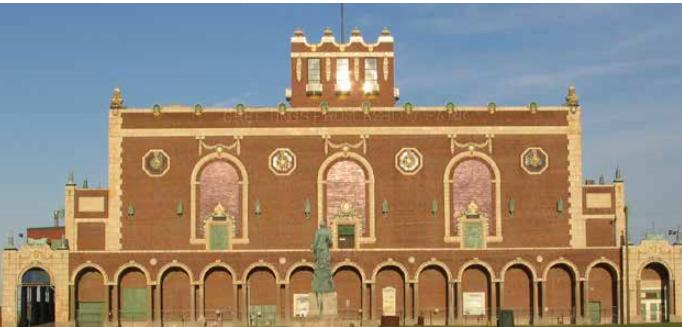
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SITE PLAN

75 SOUTH MAIN STREET, NEPTUNE, NJ 07753







— CONTACT LEAD AGENTS FOR MORE DETAILS

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