



HEMINGWAYS CAFE

618 boulevard
Seaside Heights, NJ 08751

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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Salmon Real Estate
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Staten Island, NY 10314
Office: 7182731200
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Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$4,950,000
Building SqFt	16,012 SqFt
Year Built	1950
Lot Size (acres)	0.09
Parcel ID	27 00007- 01-00061
Zoning Type	Commercial
County	Ocean
Frontage	40.00 Ft
Coordinates	39.941713,-74.073294

INVESTMENT SUMMARY

Introducing a one-of-a-kind entertainment destination in the heart of Seaside Heights! This bustling restaurant/nightclub is a true gem, boasting an expansive 14,729 square feet of pure excitement. It's an iconic establishment that has been captivating visitors since its inception, making it a must-visit venue for locals and tourists alike. Step into a world of endless possibilities as you explore the three distinct rooms that make up this extraordinary establishment. The restaurant area offers a warm and inviting atmosphere, where guests can indulge in delectable culinary creations while enjoying the vibrant ambiance. With ample seating for xxx guests, it's the perfect place to savor a memorable dining experience.

As you venture further, you'll discover the heartbeat of the venue—the pulsating energy of the nightclub. Prepare to be enthralled by the four separate bars, each serving up an impressive selection of libations to suit every taste. The stage becomes a focal point, hosting live performances



INVESTMENT HIGHLIGHTS

- Own a piece of Jersey shore History! One of the original entertainment destinations of seaside Heights Busy restaurant/ nightclub in up-and-coming Seaside Heights. The restaurant is divided into three rooms, restaurant seats xxx 4 separate bars, a stage, a DJ booth, a dance floor, upgraded Sound/ Lighting, and Video Systems indoor/outdoor space. Prime location.





LOCATION HIGHLIGHTS

- Excellent Visibility from Boulevard Seaside Heights, Nj 08751 and Surrounding Businesses.
- One of the fastest growing Shore towns in New Jersey.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.



Welcome To
Seaside Heights





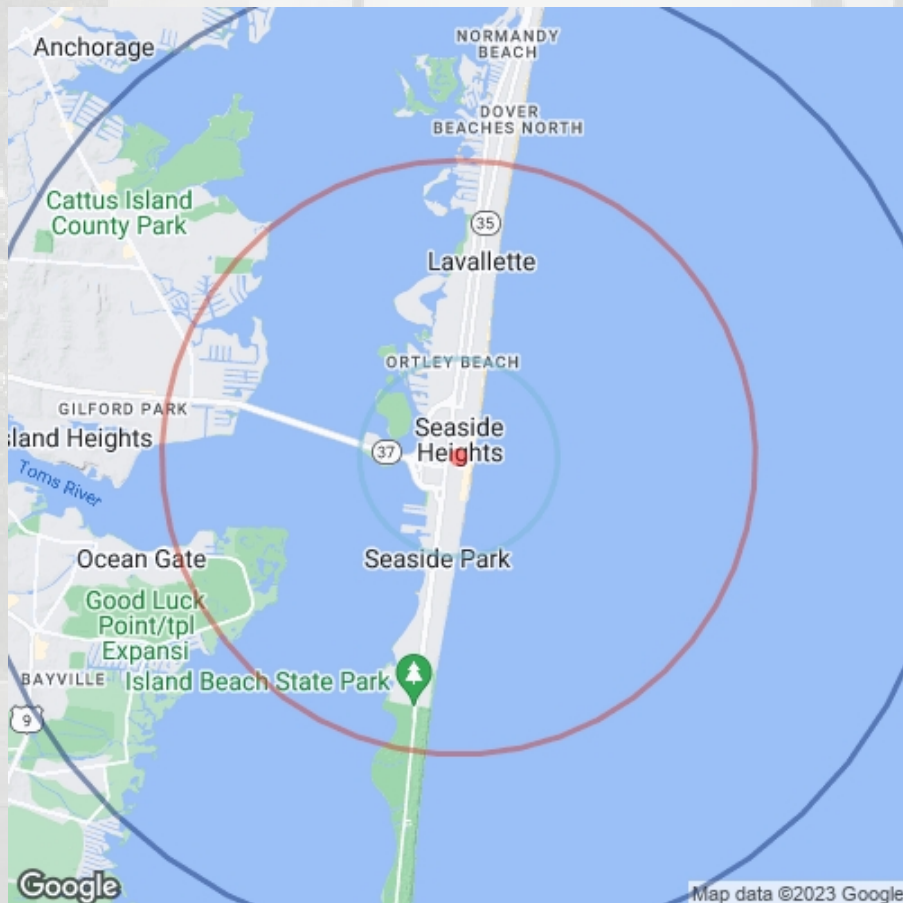




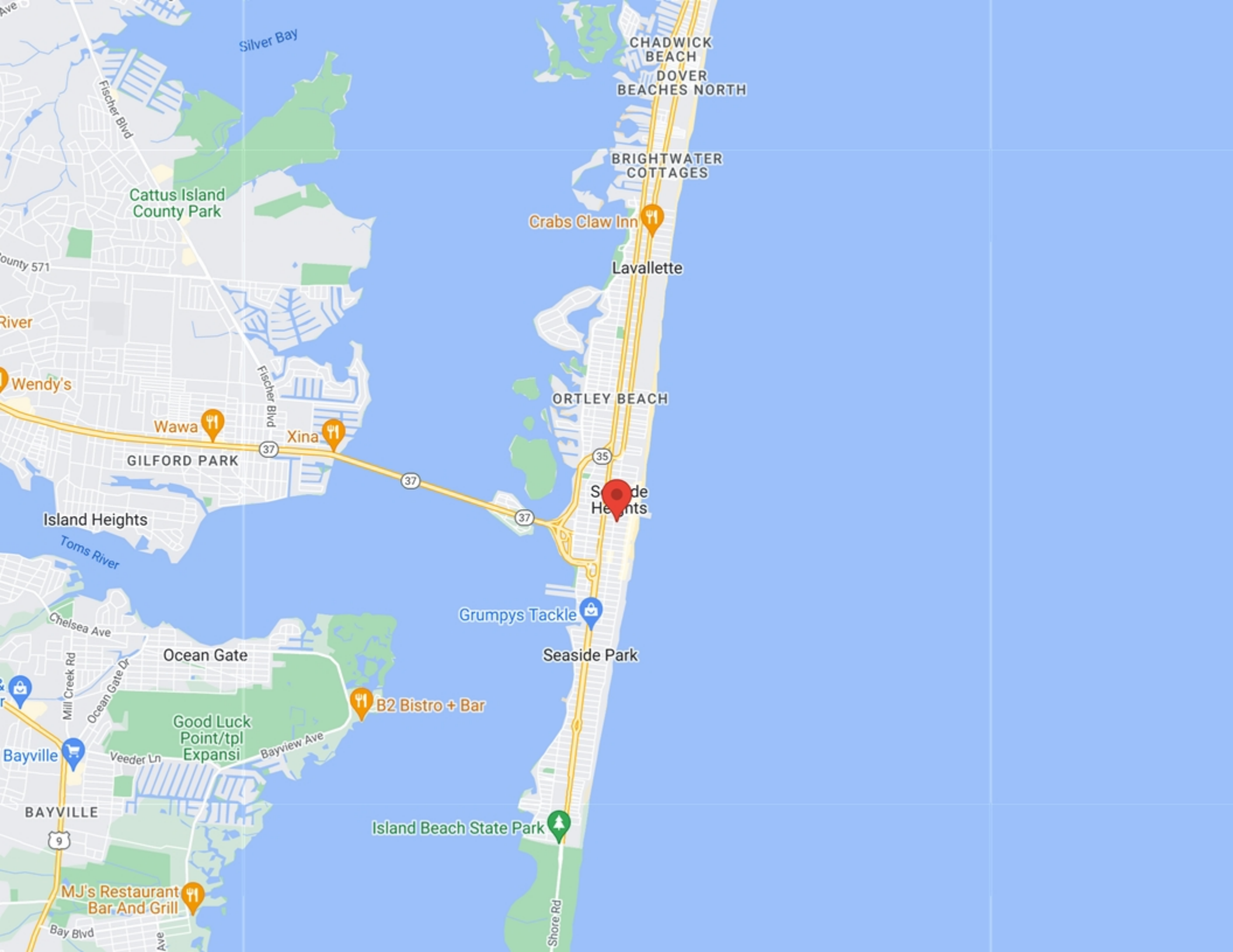
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,552	15,445	49,465
2010 Population	4,675	12,939	46,973
2023 Population	4,172	12,603	47,351
2028 Population	4,192	12,673	47,935
2023-2028 Growth Rate	0.1 %	0.11 %	0.25 %
2023 Daytime Population	4,631	11,529	35,815

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	263	465	1,351
\$15000-24999	158	329	864
\$25000-34999	170	377	1,072
\$35000-49999	117	478	1,625
\$50000-74999	277	1,079	3,291
\$75000-99999	247	850	3,080
\$100000-149999	450	1,149	3,886
\$150000-199999	95	471	2,047
\$200000 or greater	303	944	2,472
Median HH Income	\$ 79,478	\$ 83,419	\$ 86,449
Average HH Income	\$ 116,467	\$ 127,263	\$ 120,721



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,608	7,183	19,787
2010 Total Households	2,310	6,277	19,169
2023 Total Households	2,080	6,142	19,688
2028 Total Households	2,107	6,228	20,098
2023 Average Household Size	2	2.05	2.4
2023 Owner Occupied Housing	1,131	4,712	15,982
2028 Owner Occupied Housing	1,177	4,844	16,532
2023 Renter Occupied Housing	949	1,430	3,706
2028 Renter Occupied Housing	930	1,385	3,566
2023 Vacant Housing	4,053	9,909	14,673
2023 Total Housing	6,133	16,051	34,361



Silver Bay

CHADWICK BEACH
DOVER BEACHES NORTH

BRIGHTWATER COTTAGES

Crabs Claw Inn

Lavallette

ORTLEY BEACH

Seaside Heights

Grumpys Tackle

Seaside Park

B2 Bistro + Bar

Island Beach State Park

Cattus Island County Park

GILFORD PARK

Wawa

Xina

Island Heights

Ocean Gate

Good Luck Point/tpl Expansi

BAYVILLE

MJ's Restaurant Bar And Grill

Fischer Blvd

Fischer Blvd

Mill Creek Rd
Ocean Gate Dr

Bayview Ave

Bay Blvd

Shore Rd

37

37

35

9

County 571

River

Wendy's

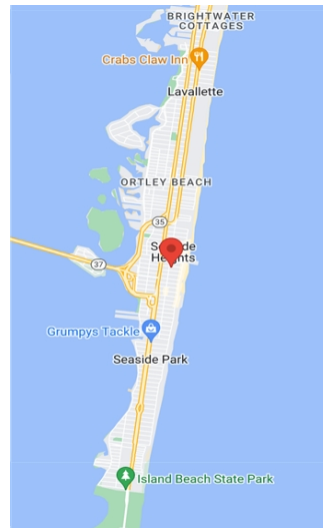
Bayville





ABOUT SEASIDE HEIGHTS

Seaside Heights is a borough situated on the Jersey Shore, within Ocean County, in the U.S. state of New Jersey. As of the 2020 United States census, the borough's population was 2,440, a decrease of 447 (-15.5%) from the 2010 census count of 2,887, which in turn had reflected a decline of 268 (-8.5%) from the 3,155 counted in the 2000 census. Seaside Heights is located on the Barnegat Peninsula, a long, narrow barrier peninsula that separates Barnegat Bay from the Atlantic Ocean.



CITY OF SEASIDE HEIGHTS

County	Ocean
Incorporated	2/25/1913

AREA

City	0.7 sq mi
Land	0.6 sq mi
Water	0.1 sq mi
Elevation	3 ft

POPULATION

Population	2,440
Estimate (2022)	2,493
Rank	472
Density	3,952.90 sq mi

CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SALMON REAL ESTATE ADVISOR
FOR MORE DETAILS.**

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