

32-34 Broad Street | Red Bank, NJ 07701

5,400 SF DOWNTOWN RETAIL

PROPERTY HIGHLIGHTS

- 5,400 SF of prime, first floor retail or restaurant space
- 10' ceilings under modern drop ceiling and over a raised floor
- Rear entrance from parking areas; 8 on-site tenant/customer spaces plus municipal parking behind building
- Two (2) large bathrooms within unit.
- ADA accessibility to store and bathrooms
- Separate utilities and climate controls
- Fully wet sprinklered with smoke detection
- Electric service 400 AMPS 3 Phase, multi-volt
- Potential expansion in lower level (stair and elevator access)
- Traffic count (Broad Street): 20,600+/day

LOCATION HIGHLIGHTS

- In the heart of downtown Red Bank
- Steps away from Red Bank NJ Transit rail station
- Minutes away from the Garden State Parkway and Jersey shore
- Numerous dining options, ranging from casual cafes to fine dining
- Lifestyle amenities include **Count Basie Theatre**, numerous riverside parks, marinas, and an array of retail and shopping options such as **Urban Outfitters**, **Restoration Hardware**, **Garmany** and **Tiffany & Co.**
- Ideal for upscale bar/restaurant, clothing/home furnishings, experiential establishment in the **CCD-2** downtown business zone
- For more downtown Red Bank information and events, see <https://www.redbank.org/>



OFFERING SUMMARY

Lease Rate:	\$38.00 SF/yr (NNN)
Real Estate Taxes (est. 2024):	\$10.25 PSF
CAM (est. 2024):	\$3.07 PSF
Available SF:	5,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Total Households	6,528	21,554	53,955	143,441
Total Population	13,344	52,806	131,257	369,233
Average HH Income	\$128,694	\$170,570	\$151,904	131,671
Population	14,688	56,470	144,141	378,975
Consumer Spending	\$205,306	\$899,036	\$2,216,842	\$5,401,157



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DOWNTOWN RED BANK



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ON THE NAVESINK RIVER



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INTERIOR PHOTOS/REAR ENTRANCE



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AERIALS



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LOCATION MAP



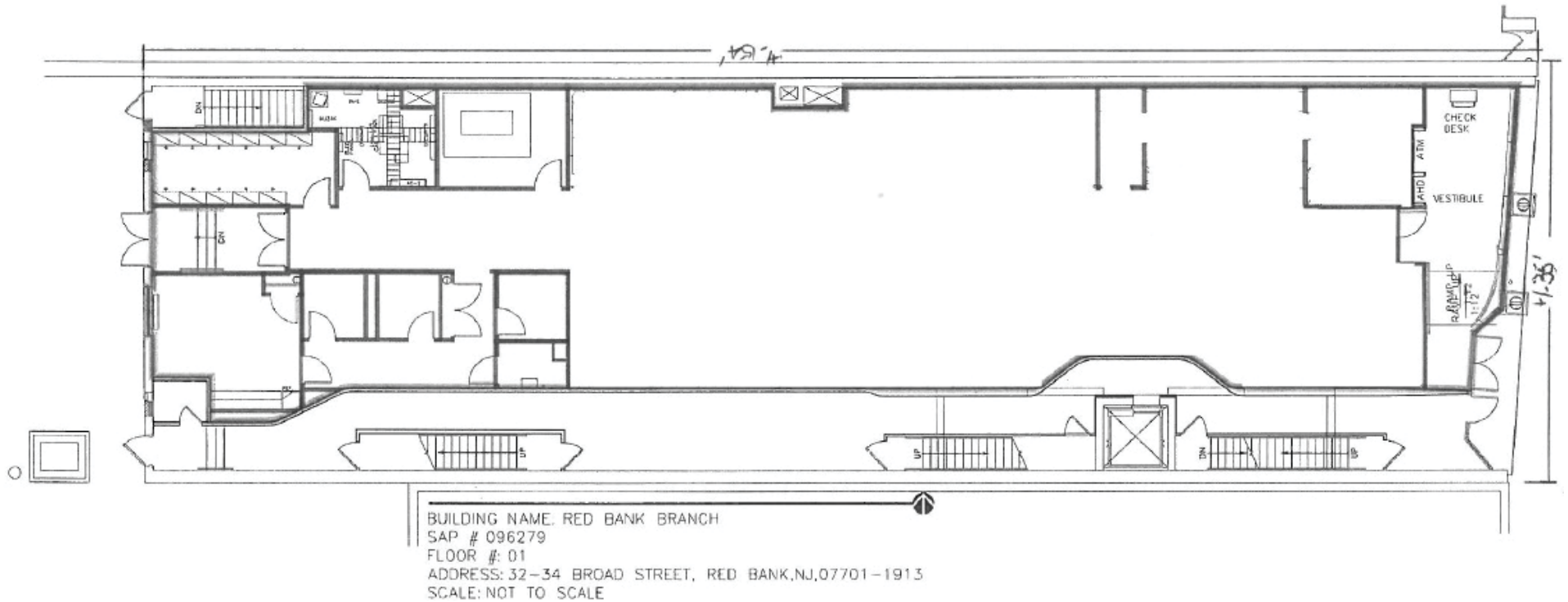
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FLOOR PLAN



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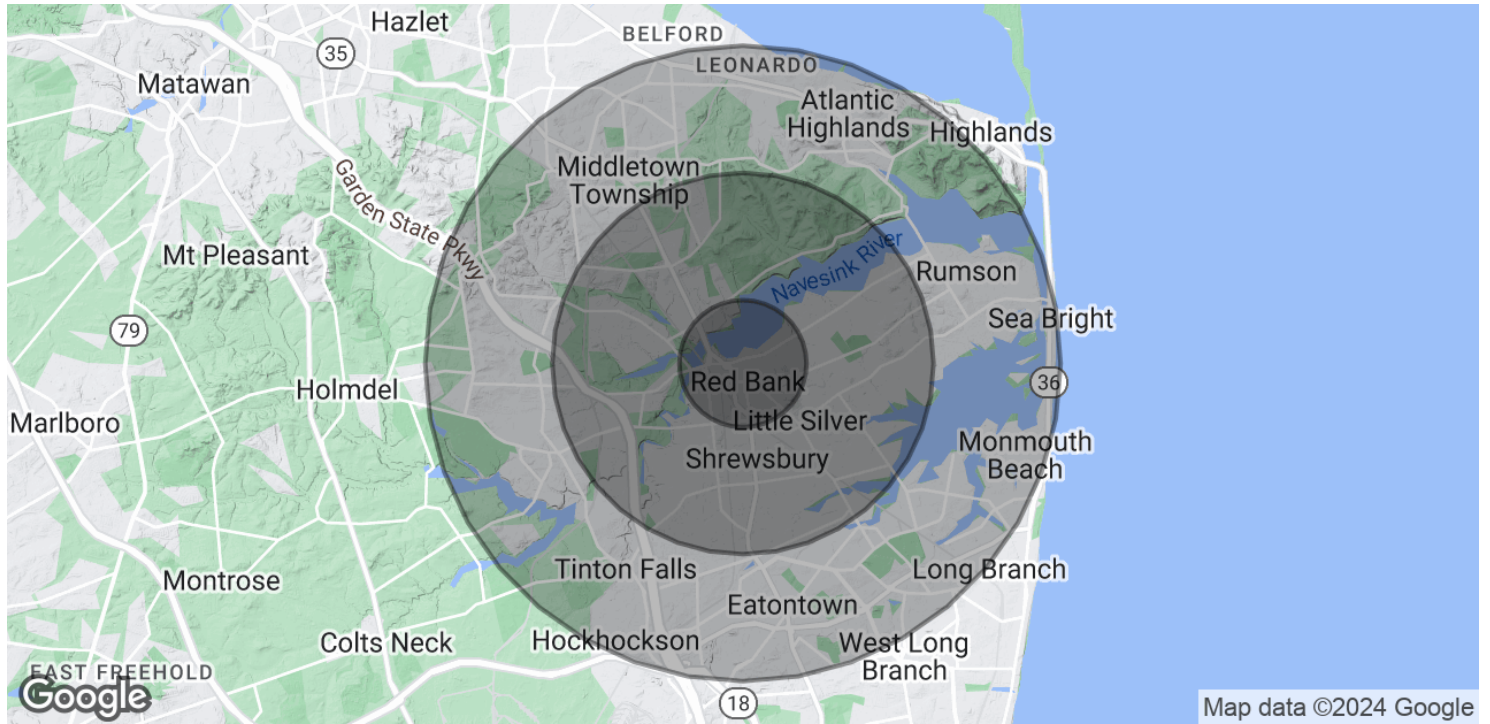
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,344	52,806	131,257
Average Age	41.5	43.5	43.8
Average Age (Male)	38.8	41.3	41.9
Average Age (Female)	43.3	45.2	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,528	21,554	53,955
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$128,694	\$170,570	\$151,904
Average House Value	\$410,162	\$581,551	\$552,721

* Demographic data derived from 2020 ACS - US Census

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