



Confidential, please be discreet. Tenant operating business, employees/customers unaware.

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

BRICK, NJ

REDEVELOPMENT SITE

592 Route 70

SIZE

±1,890 SF

TAXES

\$15,071.81 (2024)

ASKING RENT

Upon Request

ZONING: PO-R PROFESSIONAL OFFICE-RESIDENTIAL DISTRICT

Permitted Uses:

Retail Stores, Shops, Markets, Personal Services, Restaurants, Banks, Micro Breweries, Distilleries and Care Facilities

LOT SIZE

0.47 acres

TERM

Negotiable

COMMENTS

Access from both Route 70 & Chambers Bridge Road

High exposure site at key intersection

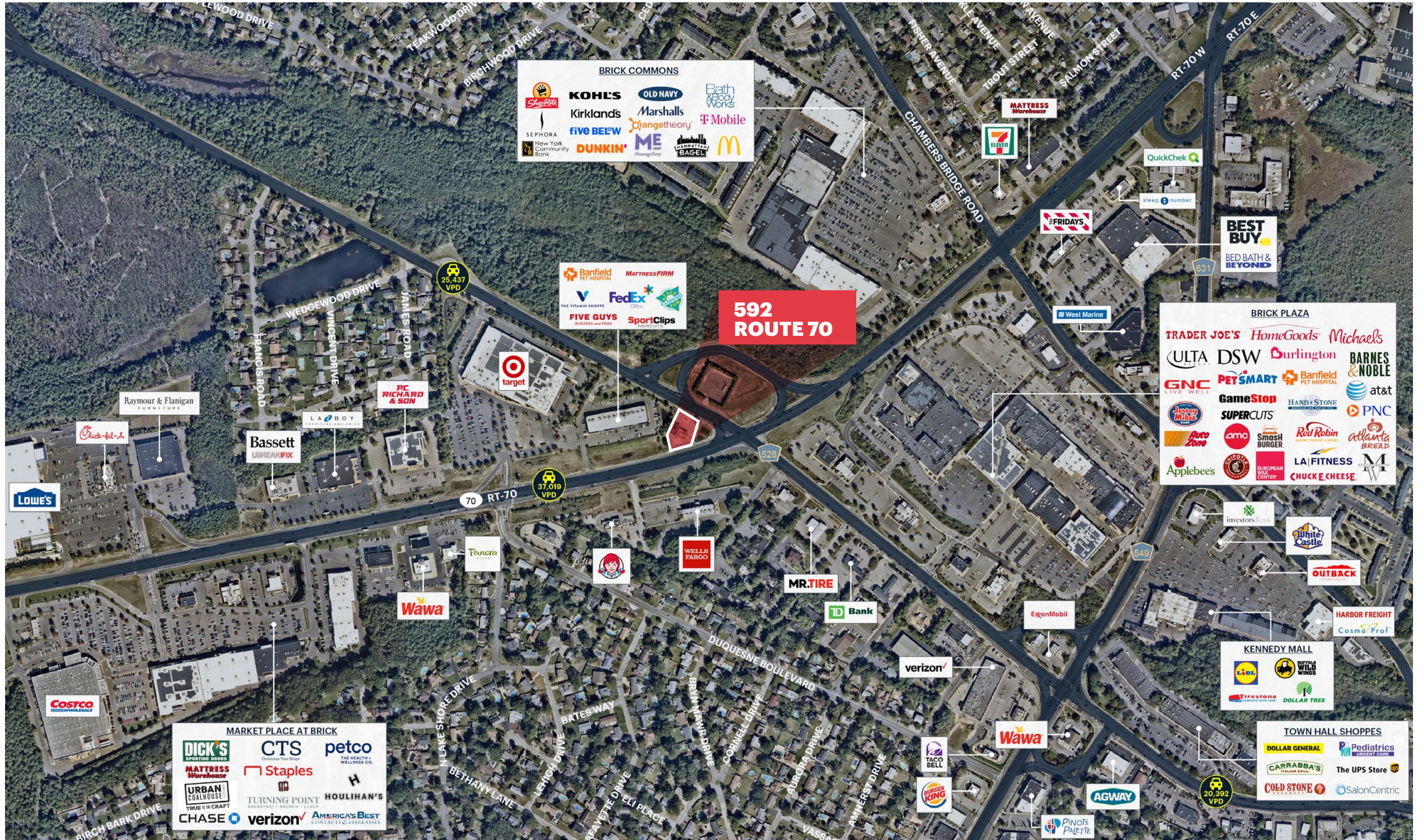
Great retail backup including Target, Costco, LA Fitness, Trader Joe's, Shop Rite, Kohl's, Marshalls, Lowe's & Best Buy, to name a few

Strong population density and traffic counts

OBLIQUE AERIAL



LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	7,804	TOTAL BUSINESSES	573
HOUSEHOLDS	3,192	TOTAL EMPLOYEES	6,873
MEDIAN AGE	40.8	TOTAL DAYTIME POPULATION	10,351
COLLEGE GRADUATES (Bachelor's +)	1,626 - 28.8%	AVERAGE HOUSEHOLD INCOME	\$116,192

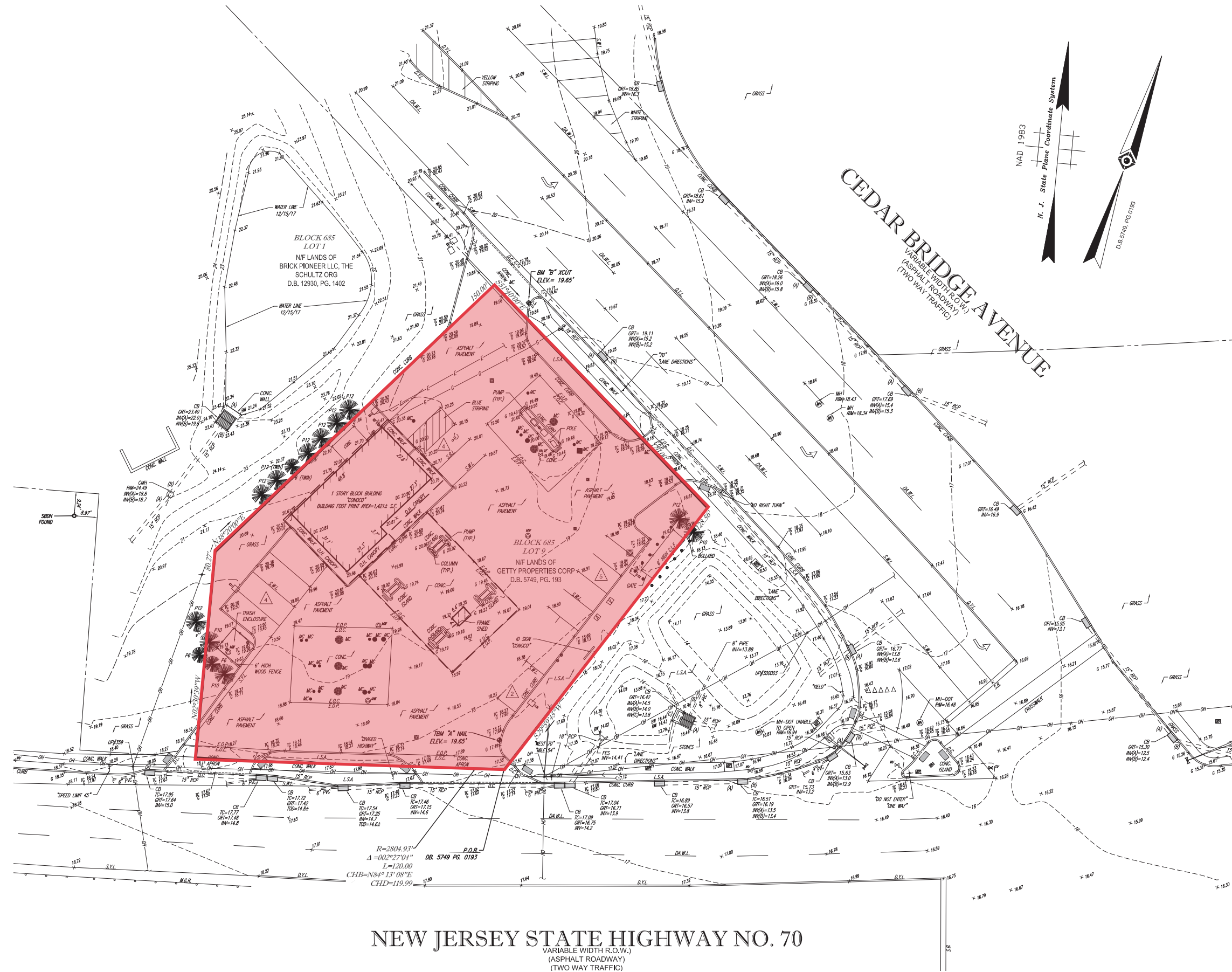
3 MILE RADIUS

POPULATION	81,752	TOTAL BUSINESSES	3,154
HOUSEHOLDS	32,841	TOTAL EMPLOYEES	39,928
MEDIAN AGE	43.7	TOTAL DAYTIME POPULATION	85,723
COLLEGE GRADUATES (Bachelor's +)	18,619 - 31.9%	AVERAGE HOUSEHOLD INCOME	\$109,185

5 MILE RADIUS

POPULATION	260,111	TOTAL BUSINESSES	7,088
HOUSEHOLDS	84,178	TOTAL EMPLOYEES	82,492
MEDIAN AGE	32.8	TOTAL DAYTIME POPULATION	234,120
COLLEGE GRADUATES (Bachelor's +)	56,140 - 36.2%	AVERAGE HOUSEHOLD INCOME	\$121,391

*2024 estimates



NEW JERSEY STATE HIGHWAY NO. 70
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

SURVEY OVERLAY

