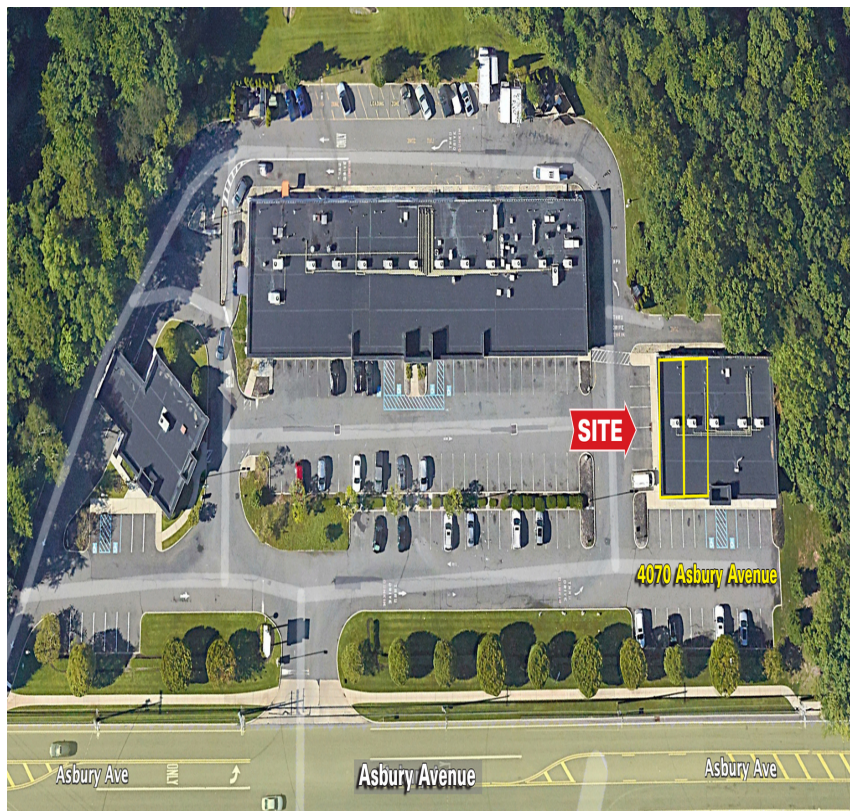


FOR LEASE | RETAIL

4070 ASBURY AVENUE

4070 Asbury Avenue | Tinton Falls, NJ 07753



PROPERTY SUMMARY

Building Size: $\pm 26,870$ SF
Cross Streets: Asbury Ave & Green Grove Road

AVAILABLE SPACES

Suite	SF Available	Lease Rate
In Line	$\pm 1,150 - 2,300$	\$25.00 SF/yr
End Cap	$\pm 1,150 - 2,300$	\$25.00 SF/yr

PROPERTY OVERVIEW

Two new availabilities in busy shopping center. Captures all traffic to and from the Garden State Parkway at Exit 102. Direct road to Tinton Falls, Ocean Township, Asbury Park, Ocean Grove, Deal, and Bradley Beach. Heavy traffic. Great visibility.

LOCATION OVERVIEW

Immediately east of Garden State Parkway Exit 102 at the southeast quadrant of Asbury Avenue and Essex Road. Immediate access to the Parkway and easy access to Routes 66, 33, and 18.

PROPERTY HIGHLIGHTS

- Next to Sea Brook Village, a 1,600-unit senior housing development and near other senior housing.
- Ideal for medical, lawyers, travel agencies, vision center, or retail tenants such as cards and gifts, florists, restaurants or phone store. Drive-thru possible.
- Near Jersey Shore Premium Outlet
- Join Farmers Insurance, Dunkin Donuts, Taste of Italy Specialty Shop, Chicken LaRosa, Chinese/Sushi restaurant, nail salon, and chiropractor.
- Traffic count of 17,459 (2015)
- Owner is a licensed NJ Real Estate Broker.

	3 Miles	5 Miles	10 Miles
Total Households:	18,083	49,733	158,037
Total Population:	43,082	125,528	404,005
Average HH Income:	\$88,365	\$85,631	\$101,593

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Sr. | P: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

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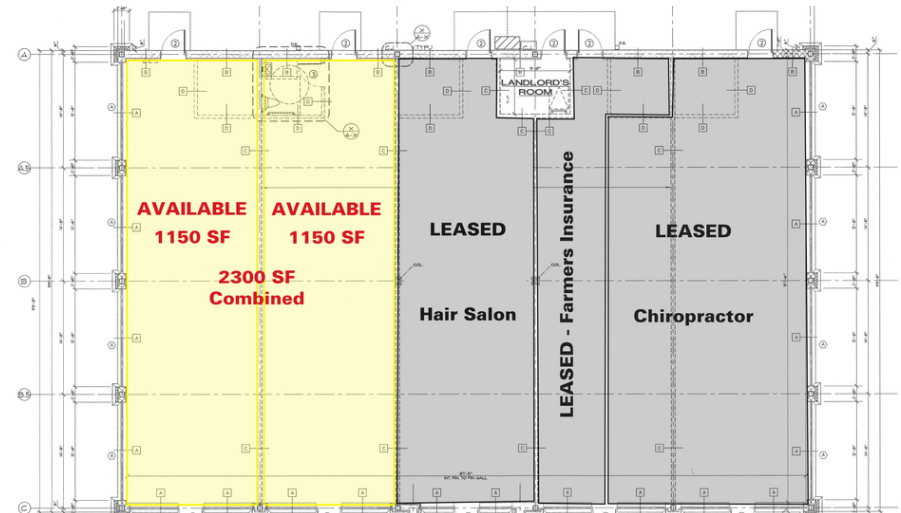


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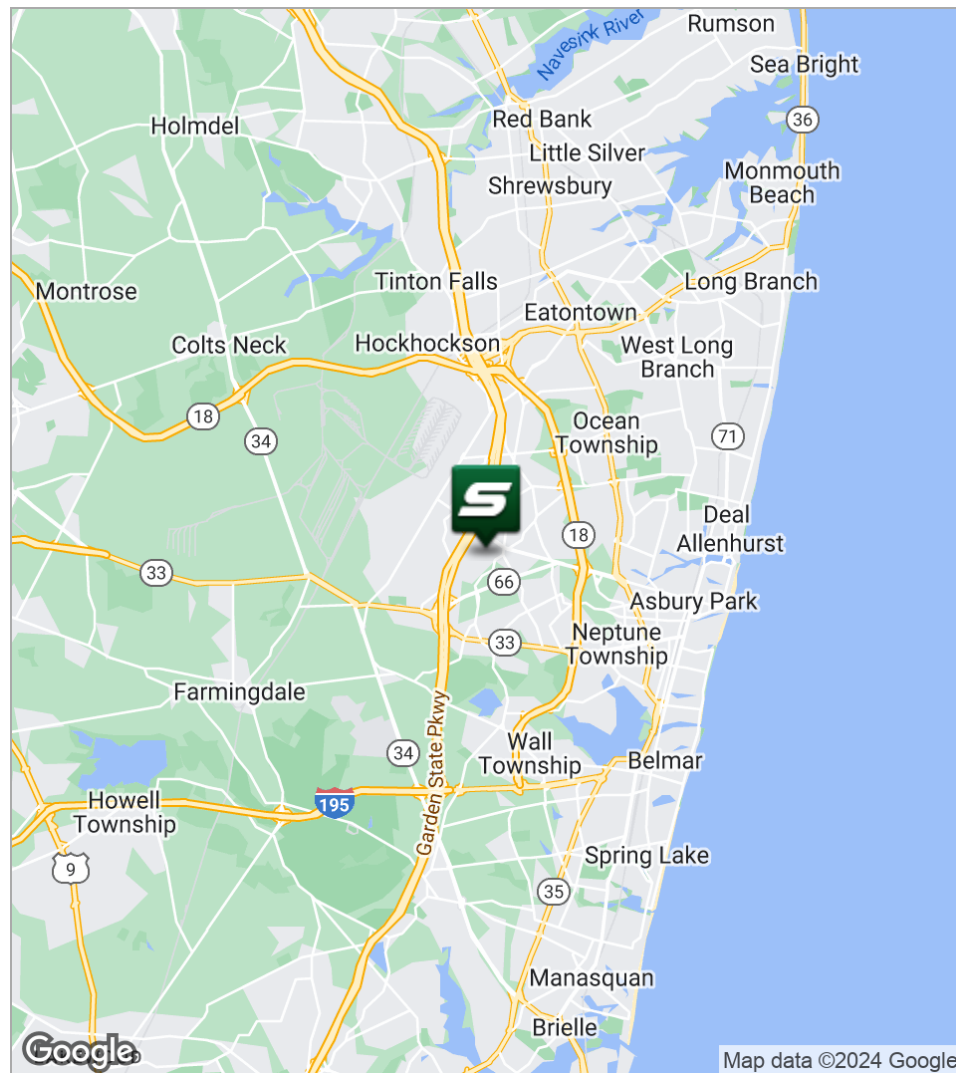
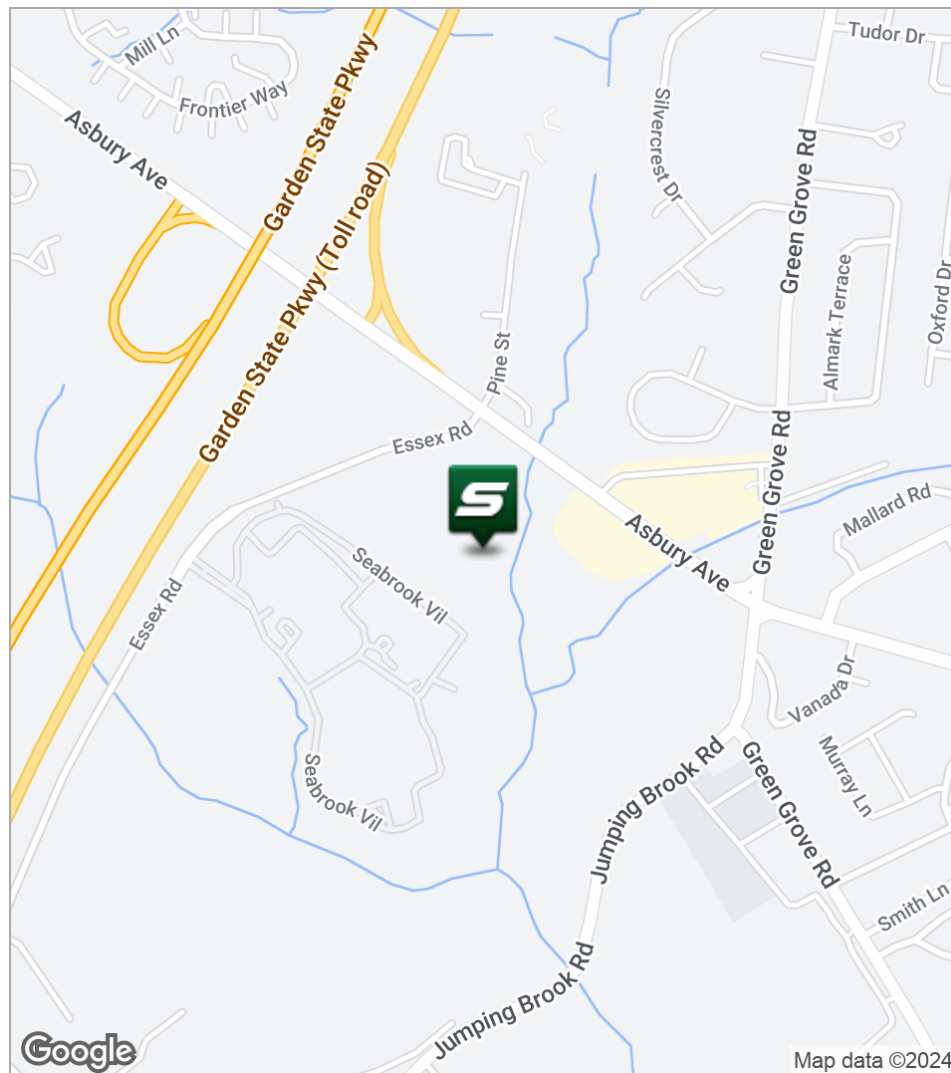


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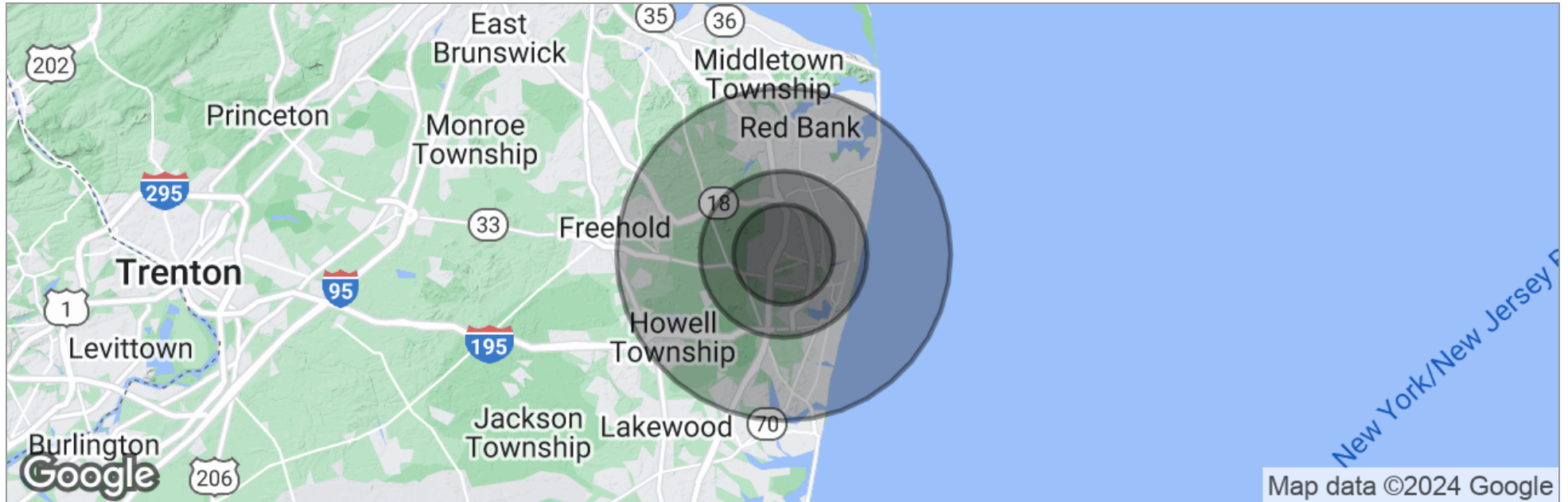


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	3 Miles	5 Miles	10 Miles
Total Population	43,082	125,528	404,005
Population Density	1,524	1,598	1,286
Median Age	43.3	40.5	40.9
Median Age (Male)	41.8	38.1	39.3
Median Age (Female)	44.2	41.8	42.2
Total Households	18,083	49,733	158,037
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$88,365	\$85,631	\$101,593
Average House Value	\$360,565	\$422,045	\$515,325

* Demographic data derived from 2020 ACS - US Census

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