

## RETAIL FOR LEASE

# ORTLEY PLAZA

5 Ortle Plaza, Seaside Heights, NJ 08751



**TRAFFIC COUNT:** 18,000+ Cars Daily

**AVAILABLE SF:** 4,338 - 9,138 SF

**LEASE RATE:** N/A

**BUILDING SIZE:** 74,389 SF

### PROPERTY OVERVIEW

Grocery Anchored Shopping Center

### PROPERTY FEATURES

- Newly renovated Acme Anchored Shopping Center
- Well located asset on NJ Route 35.
- Year round community; the population increases steadily from March thru August.
- Store sales historically topped \$1m per week during the Summer months.
- Excellent opportunity to capitalize on established traffic generated by Acme, Spirits Unlimited and McDonalds!

**KW COMMERCIAL MTD REALTY GROUP**  
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181 Maplewood Ave  
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<b>PROPERTY NAME:</b>	Ortle Plaza
<b>STREET ADDRESS:</b>	5 Ortle Plaza
<b>CITY, STATE, ZIP:</b>	Seaside Heights, NJ 08751
<b>PROPERTY TYPE:</b>	Retail
<b>AVAILABLE:</b>	4,338 - 9,138 SF
<b>GROSS LEASABLE AREA:</b>	74,389 SF
<b>PARKING RATIO:</b>	Per Code
<b>ZONING:</b>	Retail
<b>YEAR BUILT:</b>	Renovated 2016
<b>NUMBER OF STORIES:</b>	1
<b>NOTABLE TENANTS:</b>	Acme Supermarkets, McDonald's Spirits Unlimited
<b>WALLS:</b>	Block/Steel



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1 2	Neighborhood Center Neighborhood Center	NEGOTIABLE NEGOTIABLE	NNN NNN	4,338 SF 4,800 SF	VACANT VACANT
4800		UPON REQUEST	NNN	4,800 SF	Leased

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**SPIRITS UNLIMITED**



**4,338 SF AVAILABLE**



**4,800 SF AVAILABLE**

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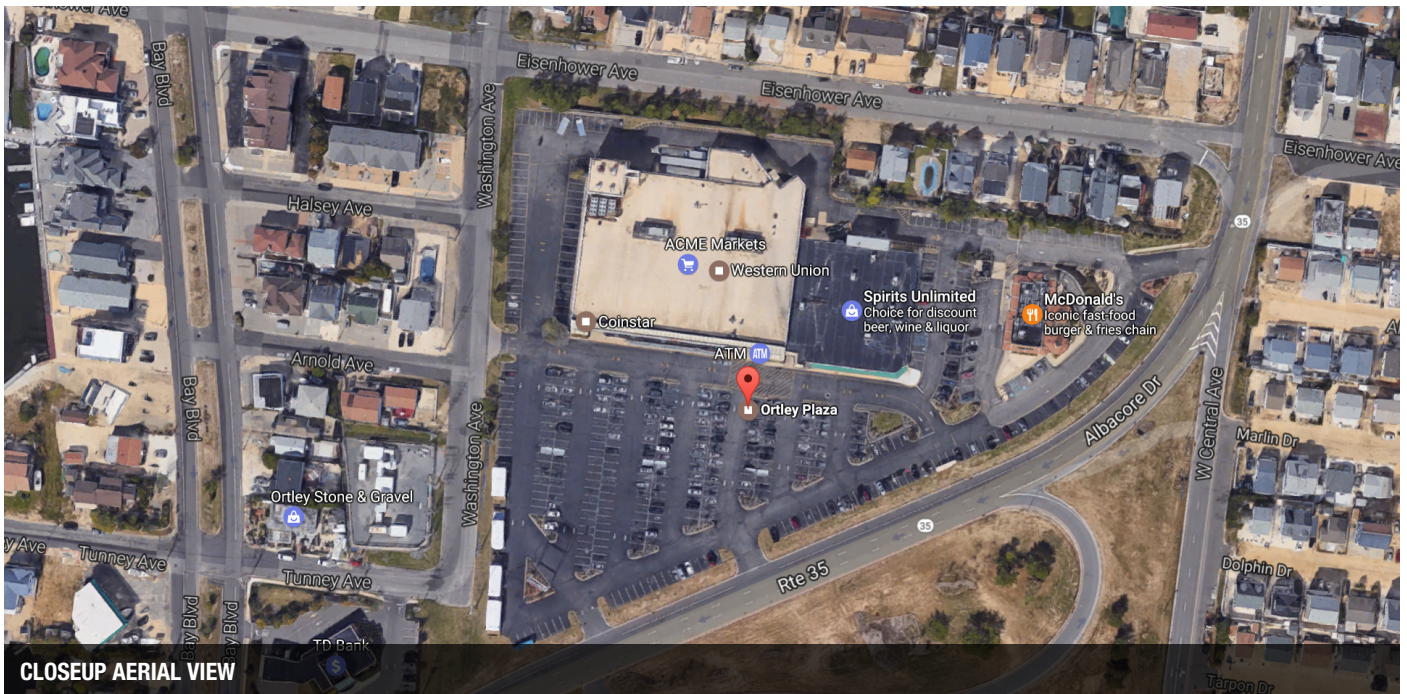
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**MARKET AERIAL VIEW**



**CLOSEUP AERIAL VIEW**

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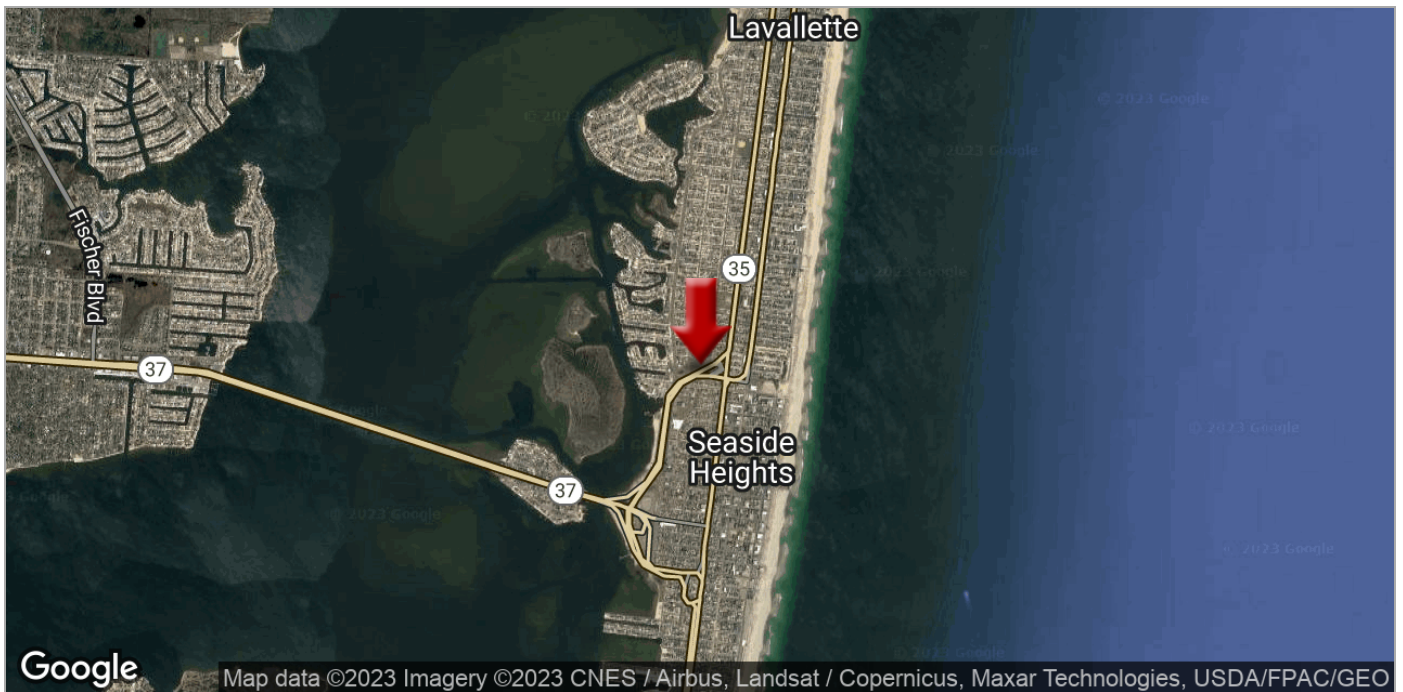
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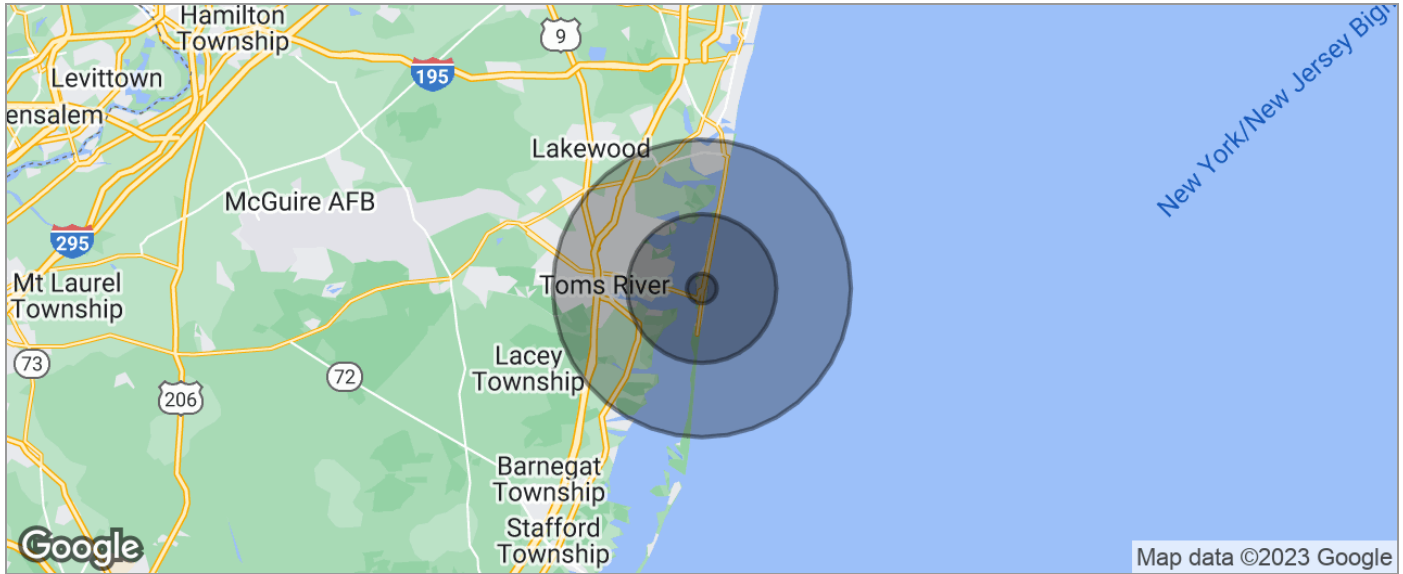
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,707	46,463	273,144
MEDIAN AGE	51.8	44.6	43.1
MEDIAN AGE (MALE)	50.9	42.5	41.6
MEDIAN AGE (FEMALE)	54.0	46.9	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,401	19,598	108,680
# OF PERSONS PER HH	1.9	2.4	2.5
AVERAGE HH INCOME	\$69,258	\$80,613	\$82,619
AVERAGE HOUSE VALUE		\$358,225	\$363,311
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.0%	95.7%	92.9%
% BLACK	1.1%	0.9%	2.1%
% ASIAN	0.0%	0.9%	1.7%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.3%	0.1%	0.1%
% OTHER	1.5%	1.5%	2.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.4%	6.6%	6.5%

\* Demographic data derived from 2020 ACS - US Census

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