



**FULLY LEASED**

**PARKING  
AREA**

**515 BATH AVE.**  
LONG BRANCH, NEW JERSEY

**50,000 SF FOR SALE**

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## 515 BATH AVE. LONG BRANCH, NEW JERSEY

## SITE INFORMATION

**AVAILABLE:** 50,000 SF (1.36 ACRES)

**PRICE:** \$4.5 MIL (\$90 PSF)

**TAXES:** \$33,785

**FRONTAGE:** 400' ON PEARL 290' ON BATH

**TRAFFIC:** 9,517 VPD ON BATH

**PARKING:** 30 SPACES

- NOTES:**
- Below Market Rents
  - Zoning: Central Commercial District
  - 15' Ceiling Height, One Loading Dock, 3 Roll Up Doors
  - Easily Accessible to the GSP, Route 18, and Shore Points

**CALL FOR ADDITIONAL FINANCIAL AND TENANT INFORMATION**



**DEMOGRAPHICS** 1 MILE 3 MILE 5 MILE

Total Population	19,594	58,589	119,220
Average HHI	\$97,137	\$122,963	\$145,492
Households	6,648	22,791	78,742

**SITE** Santander Bank of America

Long Branch High School Westwood Village Condominium

Long Branch Middle School

**TO: ASBURY PARK DEAL, NJ**

- Stop & Shop
- CHASE
- Surf Taco
- Dunkin' Donuts
- Windmill HotDogs of West End
- Renaissance Condominium
- Ocean Plaza Condominium

**PIER VILLAGE**

MOLLY & ZOELY CHARLESTON WINZ MARKET lululemon athletica

Stewart's RESTAURANT DUNGALOW Coney Waffle McLOONE'S RESTAURANT

WAVE RESORT PHASE 3 CONDOS AND RETAIL

500+ MARKET RATE APARTMENTS 100,000 SF OF RETAIL

CVS

BEACHFRONT NORTH CONDOS

PROMENADE BEACH CLUB Rooney's

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**MARKET AERIAL**