

Paddock Plaza
145 Monmouth Rd.
West Long Branch, NJ

Available for Lease
1,980 SF & 2,000 SF



- Join ShopRite, Buy Rite, Advance Auto Parts, Bubakoo's Burritos, and others!
Per Placer data, ShopRite has an average of 1.1 million visits per year
- Pylon signage available on Rt. 36 which has a traffic count of over 50,000 cars per day
- Trade area consists of Long Branch, Monmouth Beach, West Long Branch, Eatontown, and Ocean Twp.
- Asking rent is \$24/SF net and the NNN charges are estimated to be \$7.96/SF
- Seeking: children's learning center, smoothie bar, cell phone store, karate studio, dental, physical therapy, and massage therapy

DEMOGRAPHICS 2021

MILES	1	3	5
POPULATION	6,324	82,474	150,980
AVG. HH INCOME	\$153,435	\$124,680	\$146,255
DAYTIME POP	6,687	85,961	155,801
TOTAL GLA	137,465 SF		
PARKING	600 PARKING SPACES		
TRAFFIC COUNT	ROUTE 36 - 50,342 CARS PER DAY		
	MONMOUTH RD.- 8,929 CARS PER DAY		

Danielle Brunelli/ President
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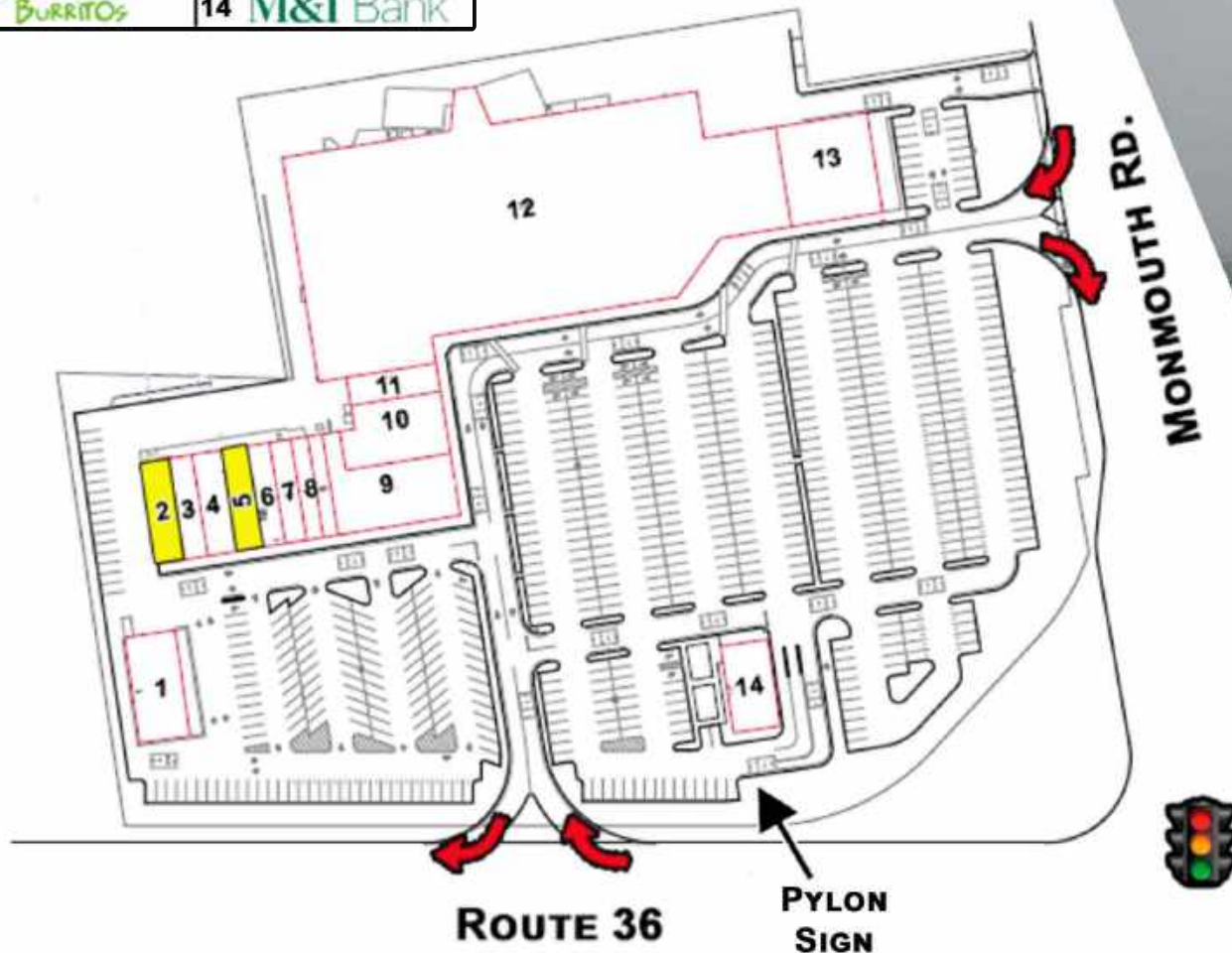
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R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
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1	 Firestone COMPLETE AUTO CARE	8	SUPERCUTS
2	1,980 SF (20.5 X 88) AVAILABLE	9	 Mizu 36 Asian Cuisine
3	NAIL CLUB	10	 BUTCHERIE STEAK & LOBBY
4	 TIKI IMAGE TROPICAL BISTRO	11	Attilio's PIZZERIA
5	2,000 SF (20.4 x 88) AVAILABLE	12	 ShopRite
6	CLEANERS	13	 Advance Auto Parts
7	 BUBBAKOO'S BURRITOS	14	M&T Bank



NEW PROPOSED PYLON TO REPLACE EXISTING PYLON



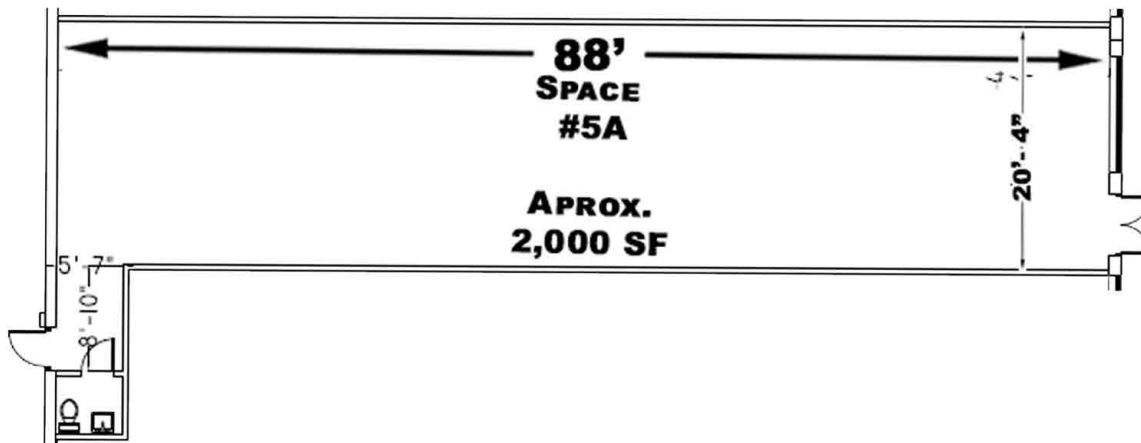
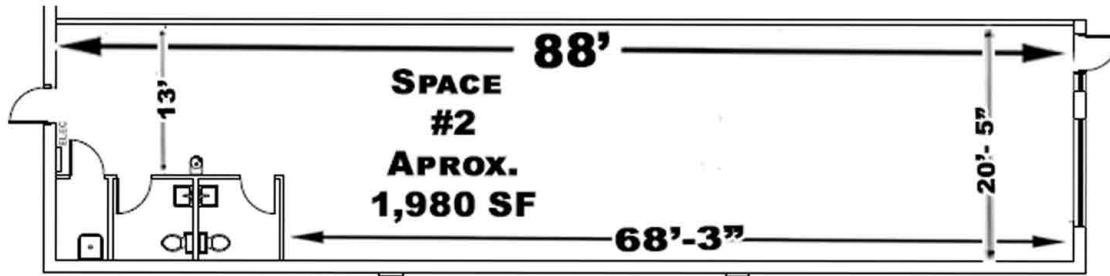
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