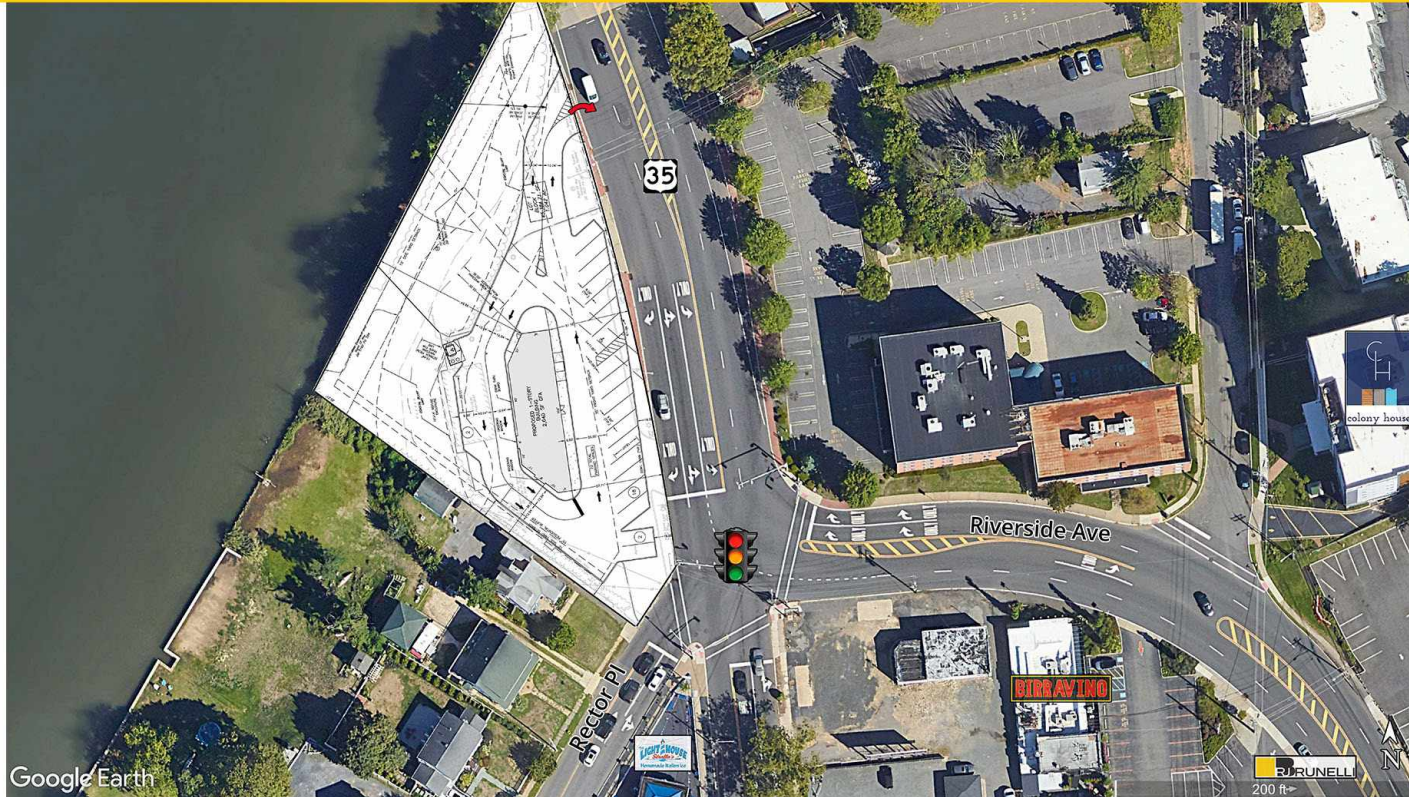


99 Riverside Ave.
Red Bank, NJ

Available for Lease:
2,200 - 2,300 SF



- Prime location at the entrance to Red Bank, New Jersey, which includes The Count Basie Theater, Urban Outfitters, Restoration Hardware, West Elm, Garmany, Tiffany & Co, and other great shopping, along with a multitude of great restaurants.
- Option 1: 2,600 SF with a drive-thru and bypass lane proposed with 18 parking spaces; or Option 2: 2,542 SF freestanding building with 31 parking spaces.
- Ground Lease Opportunity
- Plan will include park benches and a scenic setting overlooking the water.
- Seeking coffee or other fast-casual restaurant.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	11,354	58,292	128,181
HH INCOME	\$146,268	\$197,956	\$188,071
DAYTIME POP	17,780	68,488	134,441

TOTAL GLA APPROX. 2,600 SF
TRAFFIC COUNT RT 35- 31,068 CARS PER DAY
RECTOR PL - 10,132 CARS PER DAY
RIVERSIDE AVE. - 27,861 CARS PER DAY

Danielle Brunelli/ President

732-721-5800, ext .29

dbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
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Old Bridge, NJ 08857

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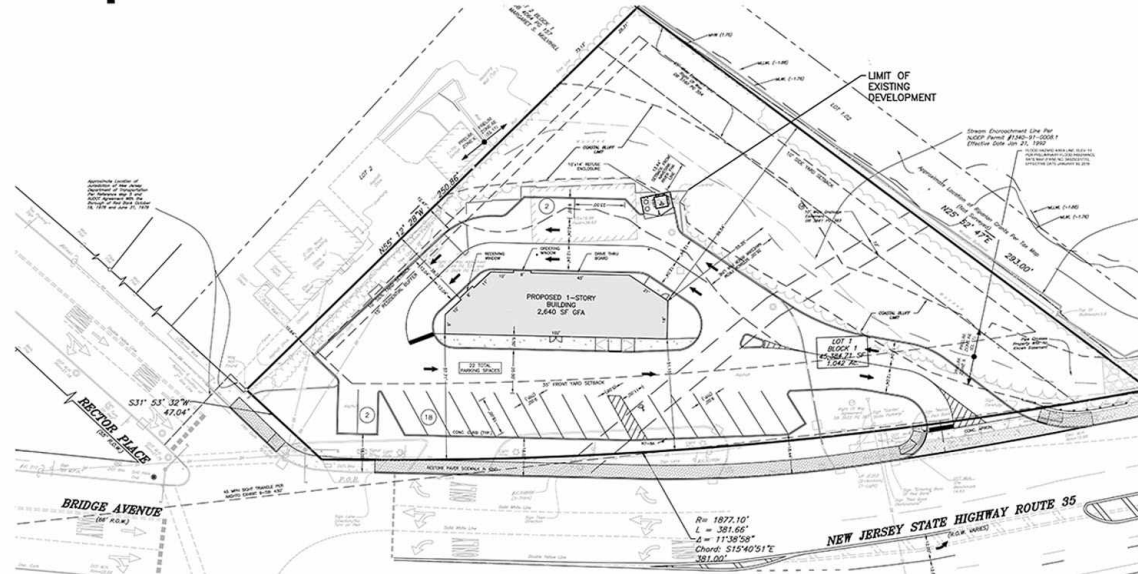
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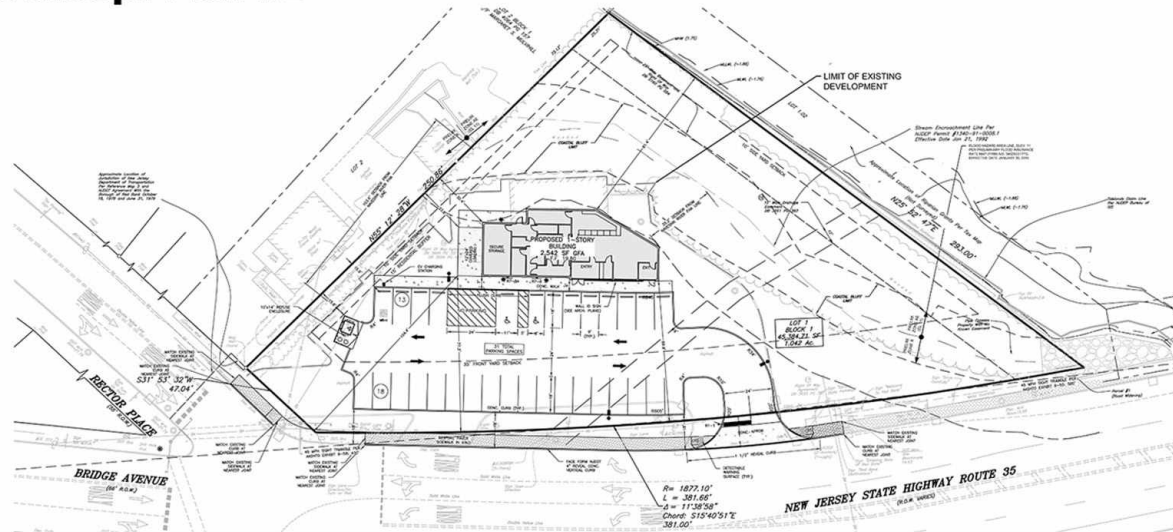
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Concept Plan #1



Concept Plan #2



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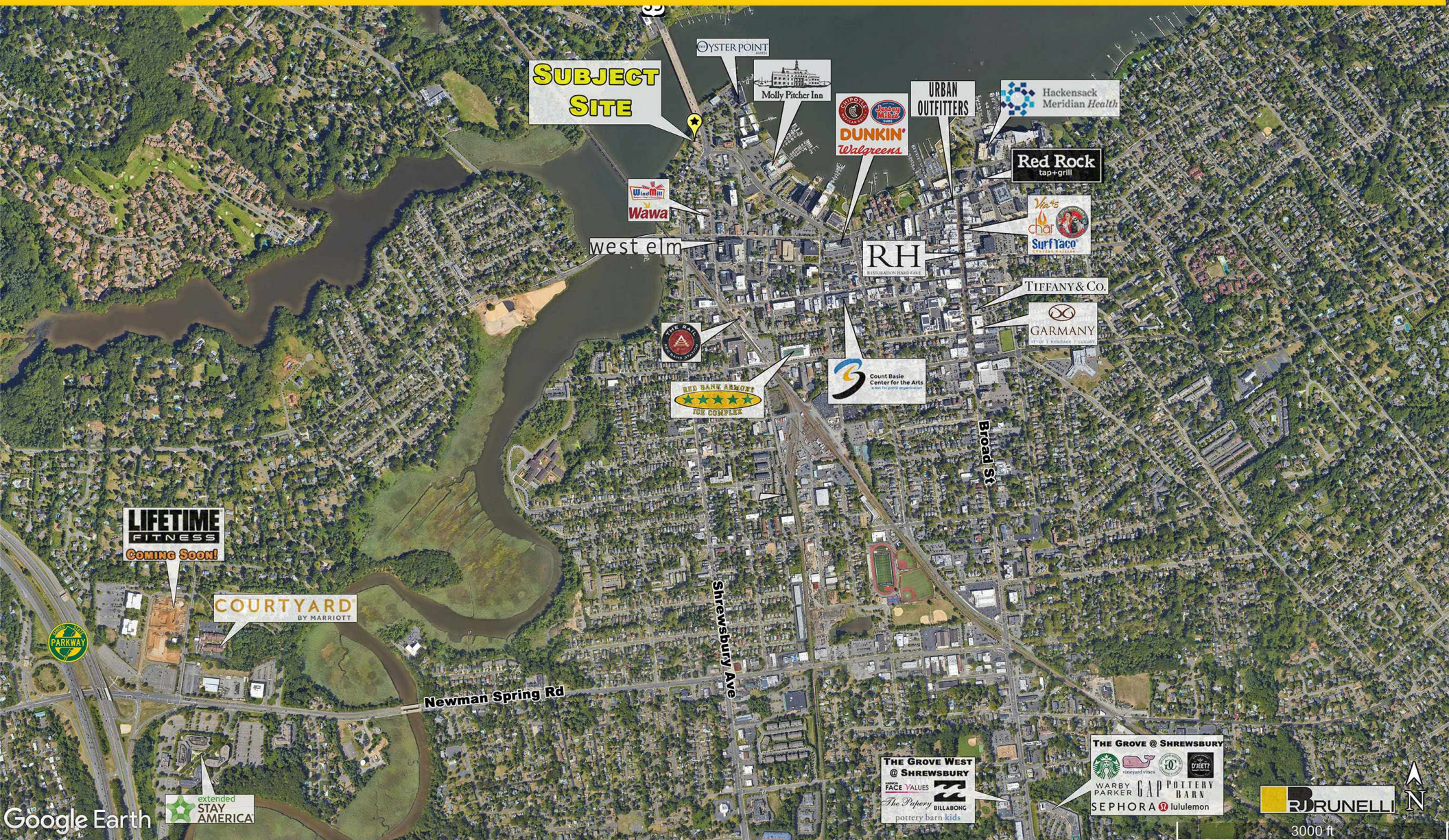


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