



AVAILABLE:

## 8,200 SF +700 SF Mezzanine

The subject site is located at the main intersection at a traffic signal in downtown Lavallette surrounded by local and regional shops and restaurants. Central Ave. is lined with convenient diagonal parking spaces making it easy for customers to park and stroll the downtown area.

Join B&B Departments stores, Playa Bowls, Jersey Mikes, Dunkin Donuts, Crabs Claw Inn, Island Gypsy, Martins Casual, Coastal Vibes, and many others in the resort town of Lavallette, NJ.

There are about 2,000 permanent residents living in the town of Lavallette, and in the summer the population swells to 30,000 people. The subject site will also pull from Seaside Heights, Mantoloking, and Point Pleasant Beach.

Seeking: variety store, department store, bikes and sporting goods, pharmacy, card and gift store, home improvement store, hardware store, seasonal goods, health club, or other retail use.

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	2,346	10,179	57,313
HH Income:	\$155,493	\$138,916	\$137,006
Daytime Pop	2,417	9,593	40,956

### Total GLA

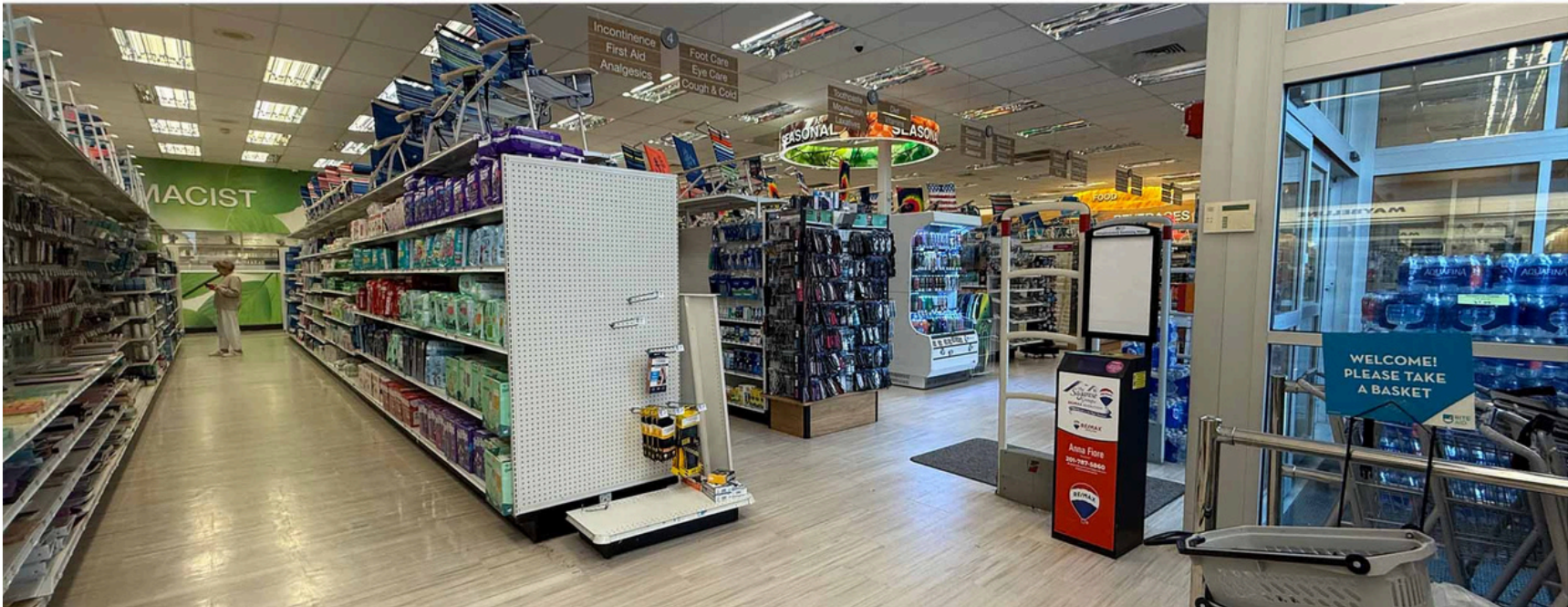
8,200 SF

### Traffic Counts

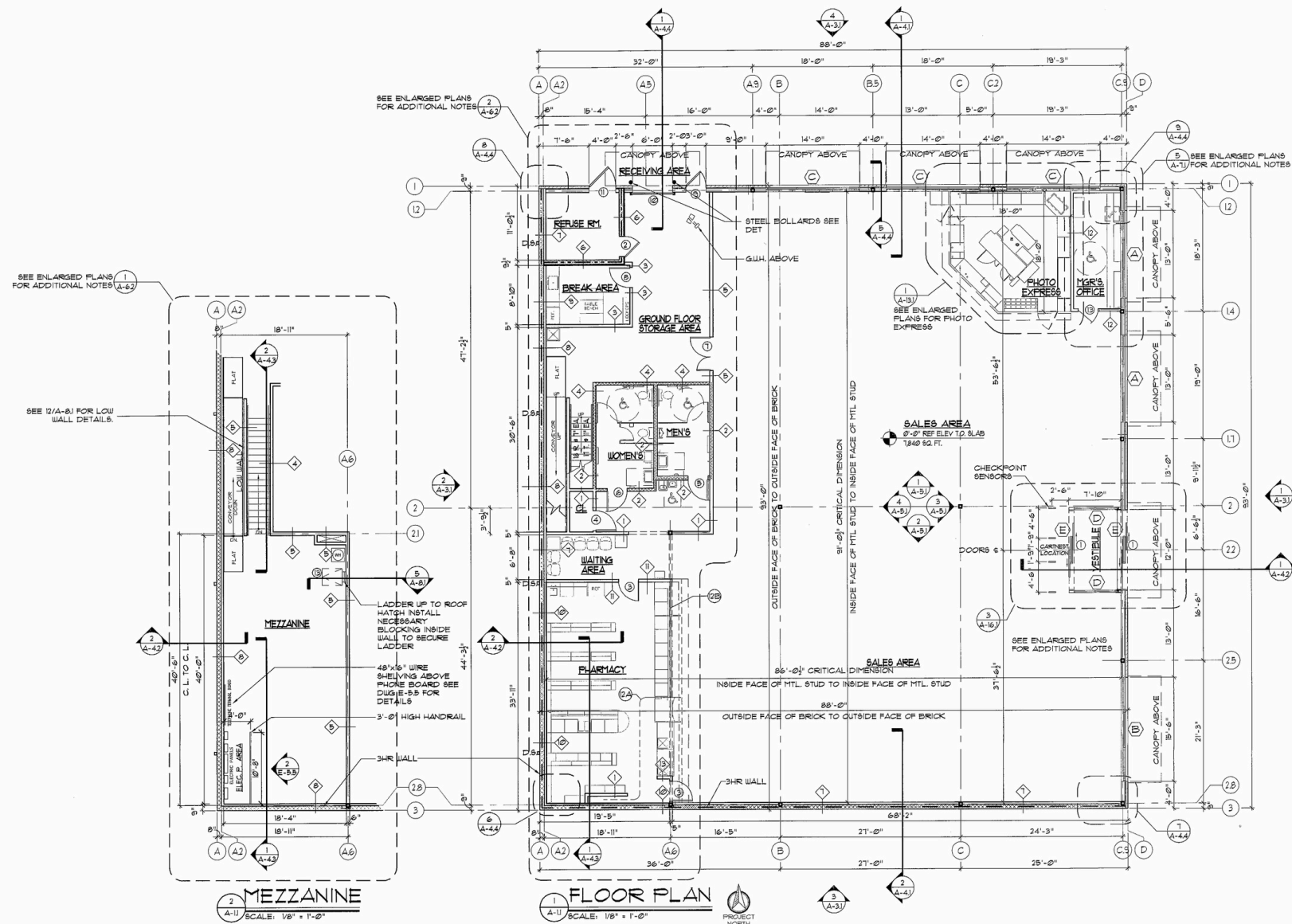
Route 35

14,763 Cars Per Day

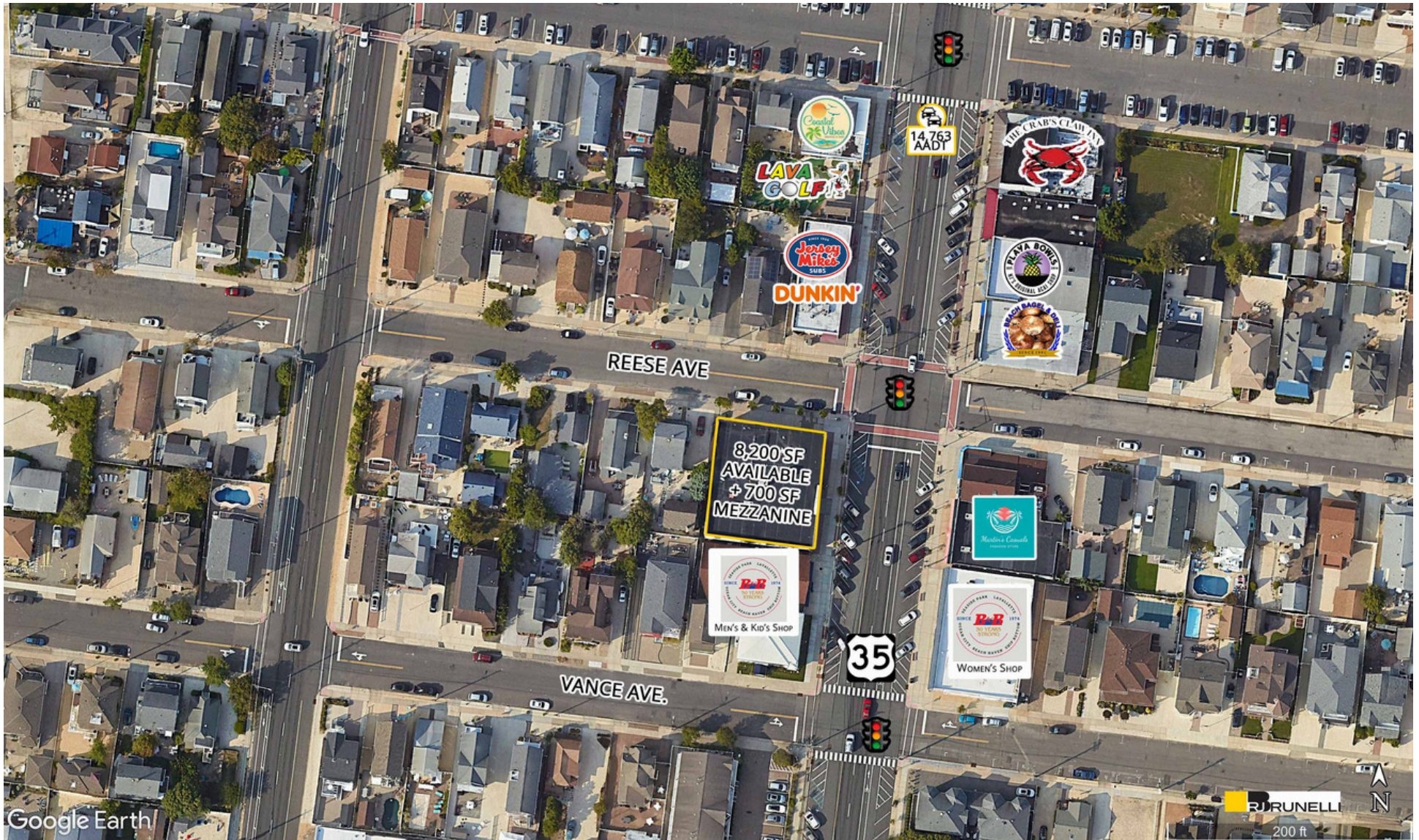




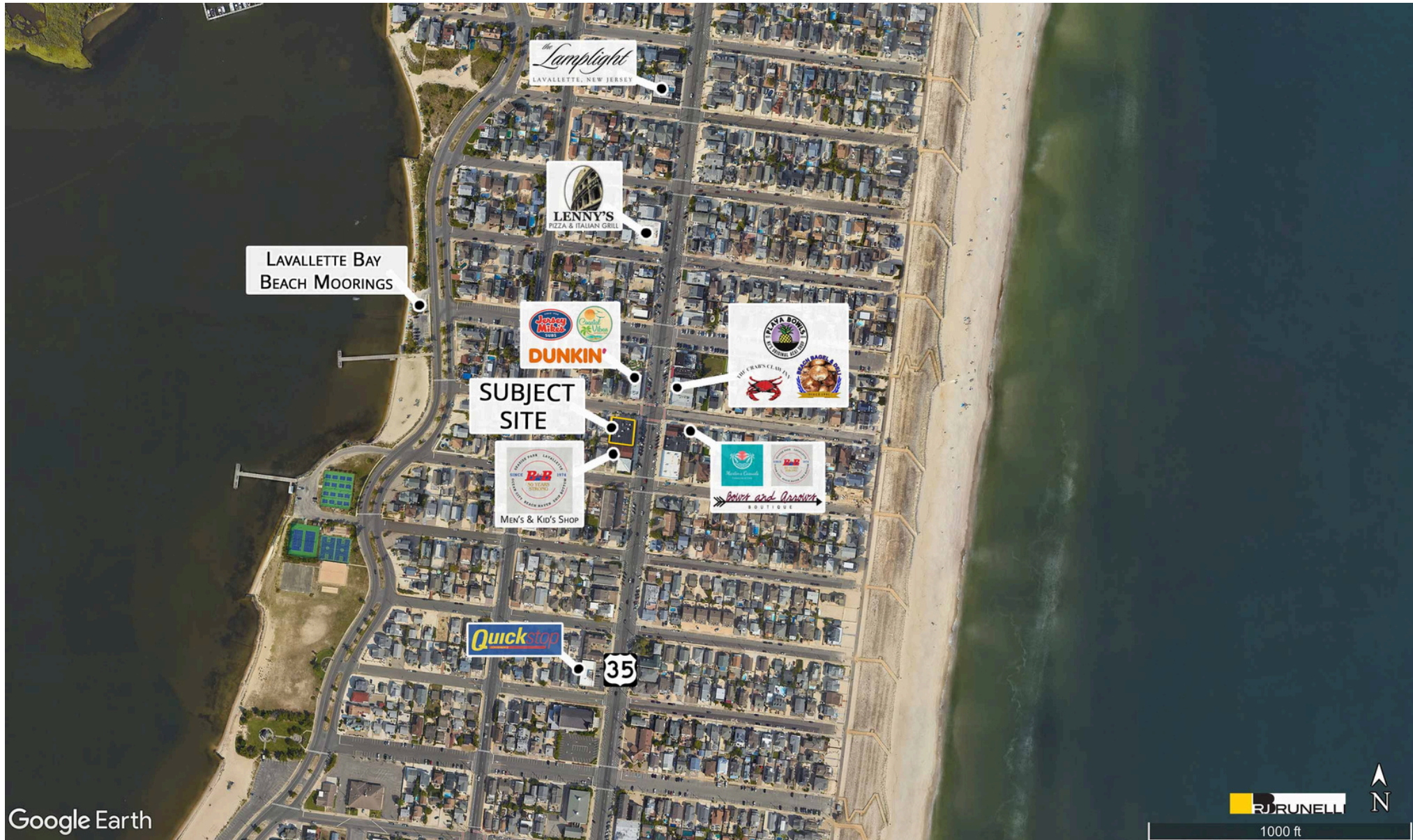
















702 Grand Central Ave.  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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