



AVAILABLE:

8,500 SF

The subject site is in Ship Bottom, the "Gateway to Long Beach Island" and just .8 miles from the Manahawkin Bay Bridge leading into LBI. Join Ron Jon Surf Shop, which received almost 200,000 visits in the last 12 months; LBI Hotel, Sunsations, great restaurants, and specialty shops.

Long Beach Island is home to more than 10,000 people, and the population swells to approximately 100,000-200,000 during the peak summer months, including tourists, part-time residents, and vacation home owners. Tourist attractions include the 20 miles of beautiful beaches, Fantasy Island Amusement Park, and a vast array of 125 restaurants to choose from!

The island employs more than 6,800 people all year round, and with 68,380 people living within a 30-minute drive time, many of the best restaurants stay open all year round.

The high-exposure building is located at a traffic light and has signage on three sides of the building. Ceiling Height of 11 feet. Building has been raised and is flood proof. Dollar General will be not be renewing their lease, and will be vacating in December of 2025.

The subject space currently has 16 cooler/freezer doors and two ADA bathrooms, a breakroom, and an office.

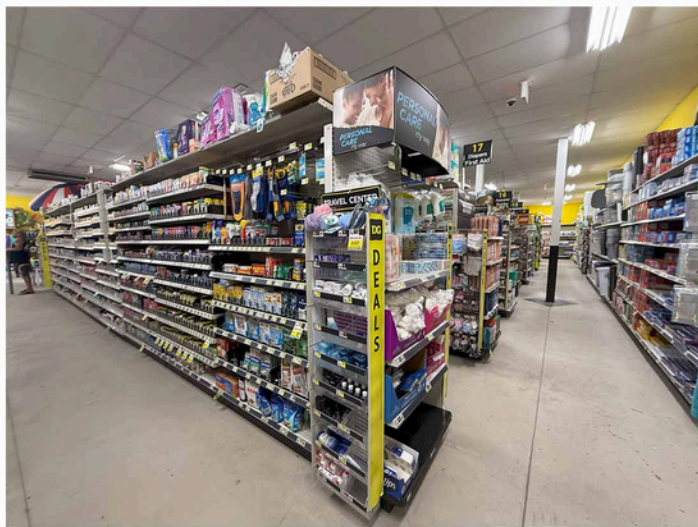
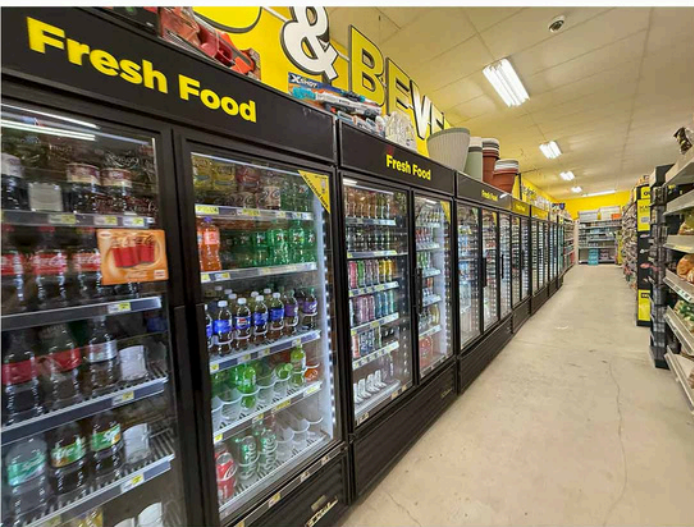
Seeking variety retail, restaurant, specialty supermarket, furniture and home design, salon and spa, health and fitness.

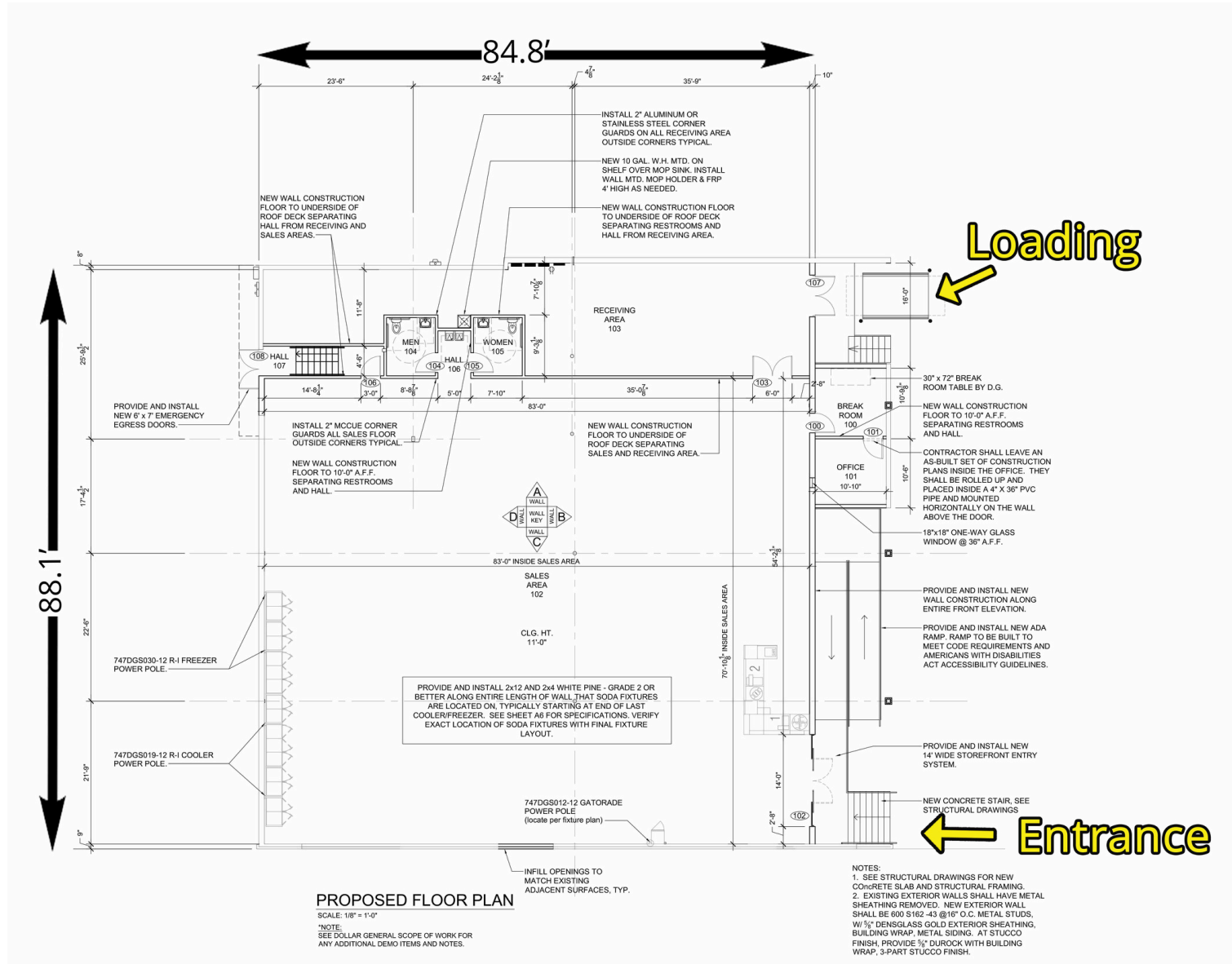
Year Round Demographics	10 Min	15 Min	20 Min
Population:	6,205	19,626	57,363
HH Income:	\$172,655	\$152,128	\$136,795
Daytime Pop	9,432	26,290	54,341
Total GLA	Parking		
8,500 SF	17 Spaces		

Traffic Counts

E Bay Ave (Bridge entering LBI) 25,117 Cars Per Day













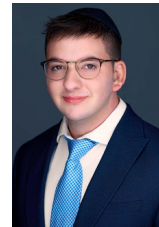
2400 Long Beach Blvd.
AVAILABLE FOR LEASE

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