



AVAILABLE:

10,000 SF

Zoned for grocery use with existing utilities, loading access, and ample parking — minimizing build-out time

Prime east-of-Route-35 position, securing exclusive reach to shore-side Neighborhoods otherwise affected by Route 35 congestion.

Strong commuter, seasonal, and tourist synergy created by the new Netflix Fort Monmouth and Asbury Park’s year-round resurgence.

Prominent frontage on Sunset Avenue, a heavily traveled local commercial corridor

Strong daily traffic exposure serving Ocean Township and surrounding neighborhoods

Convenient access to Route 35, Route 71, and the Garden State Parkway

Surrounded by dense residential communities, driving steady daytime and evening traffic

Located in a stable Monmouth County submarket with consistent demand

Seeking brand grocery & specialty grocery

Demographics

	1 Mile	3 Miles	5 Miles
Population:	12,628	79,093	149,441
Avg. HH Income:	\$151,743	\$135,150	\$137,144
Daytime Pop	11,833	73,426	148,023

Total GLA

23,114 Sq FT.

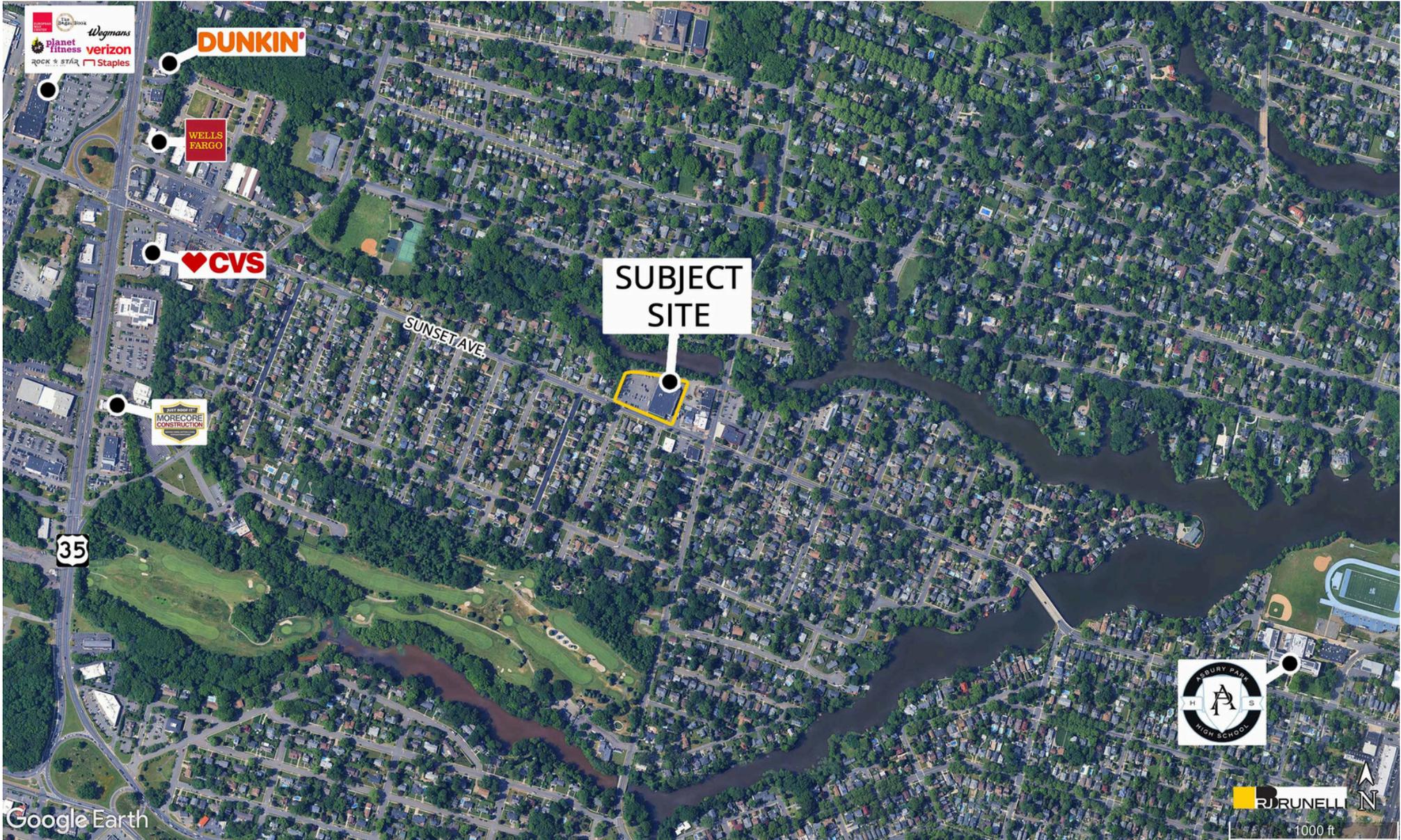
Traffic Counts

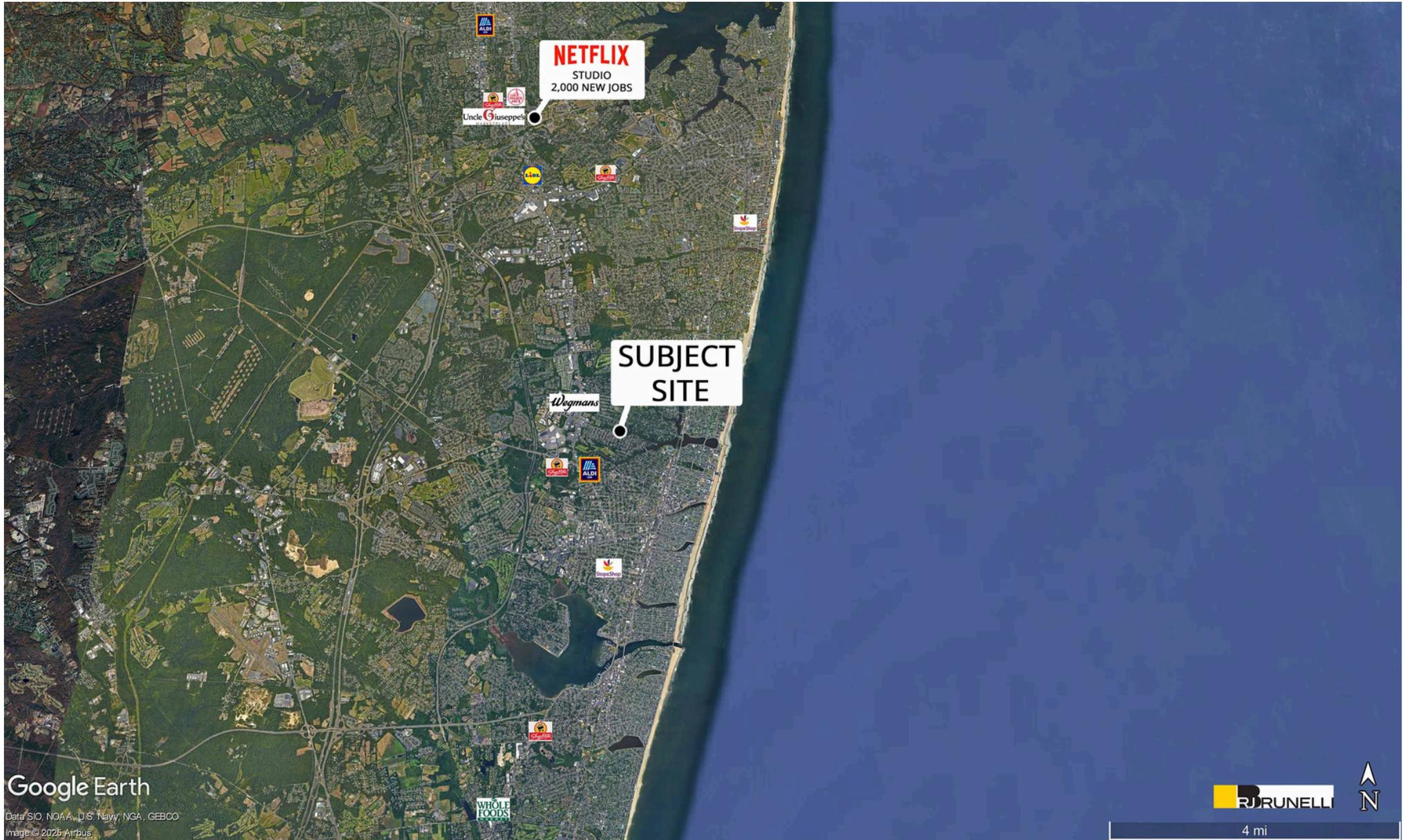
Sunset Ave.	10,085 Cars Per Day
Route 35	32,265 Cars Per Day
Route 18	52,849 Cars Per Day











Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus

WHOLE
FOODS



4 mi



2201 Sunset Ave
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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