



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





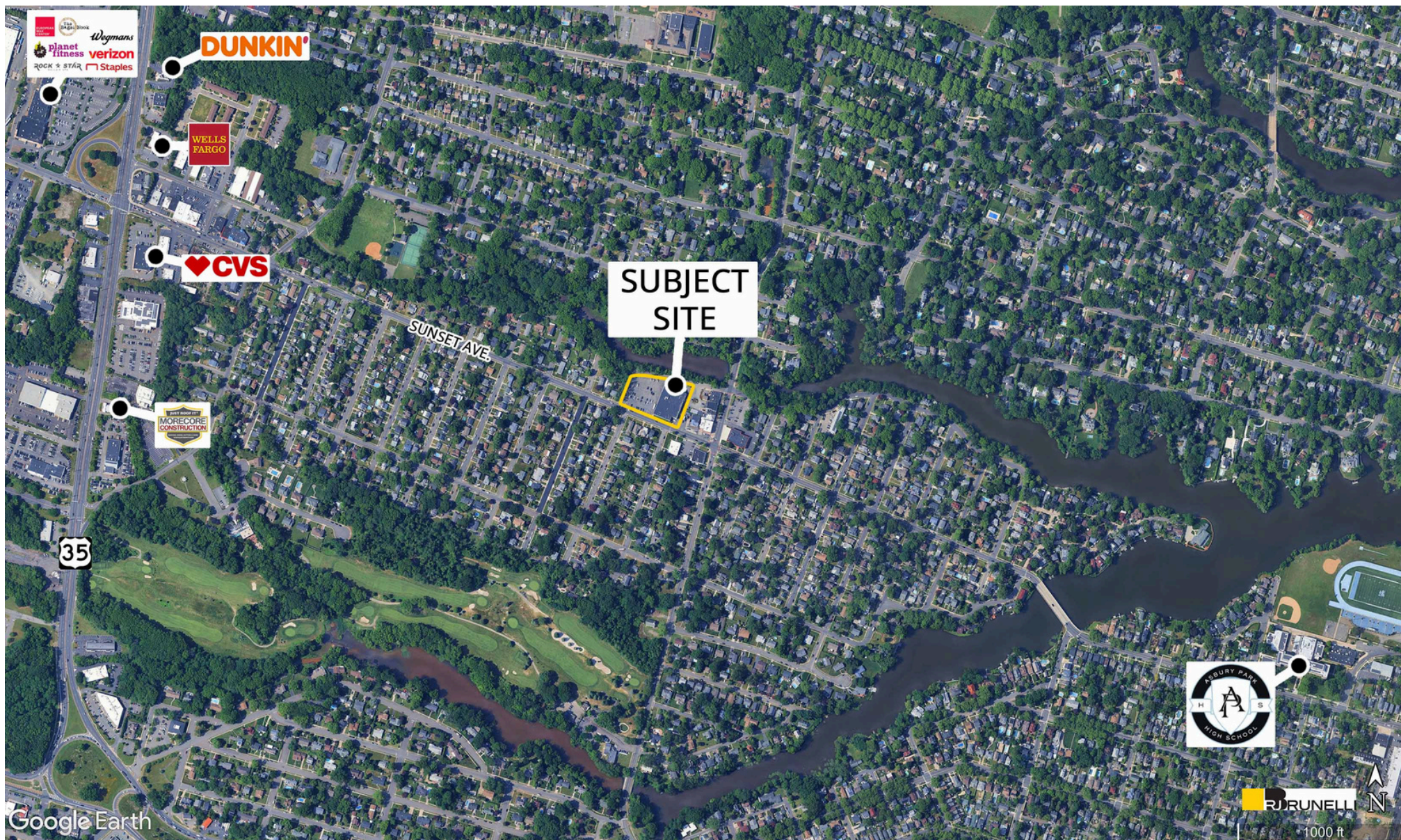




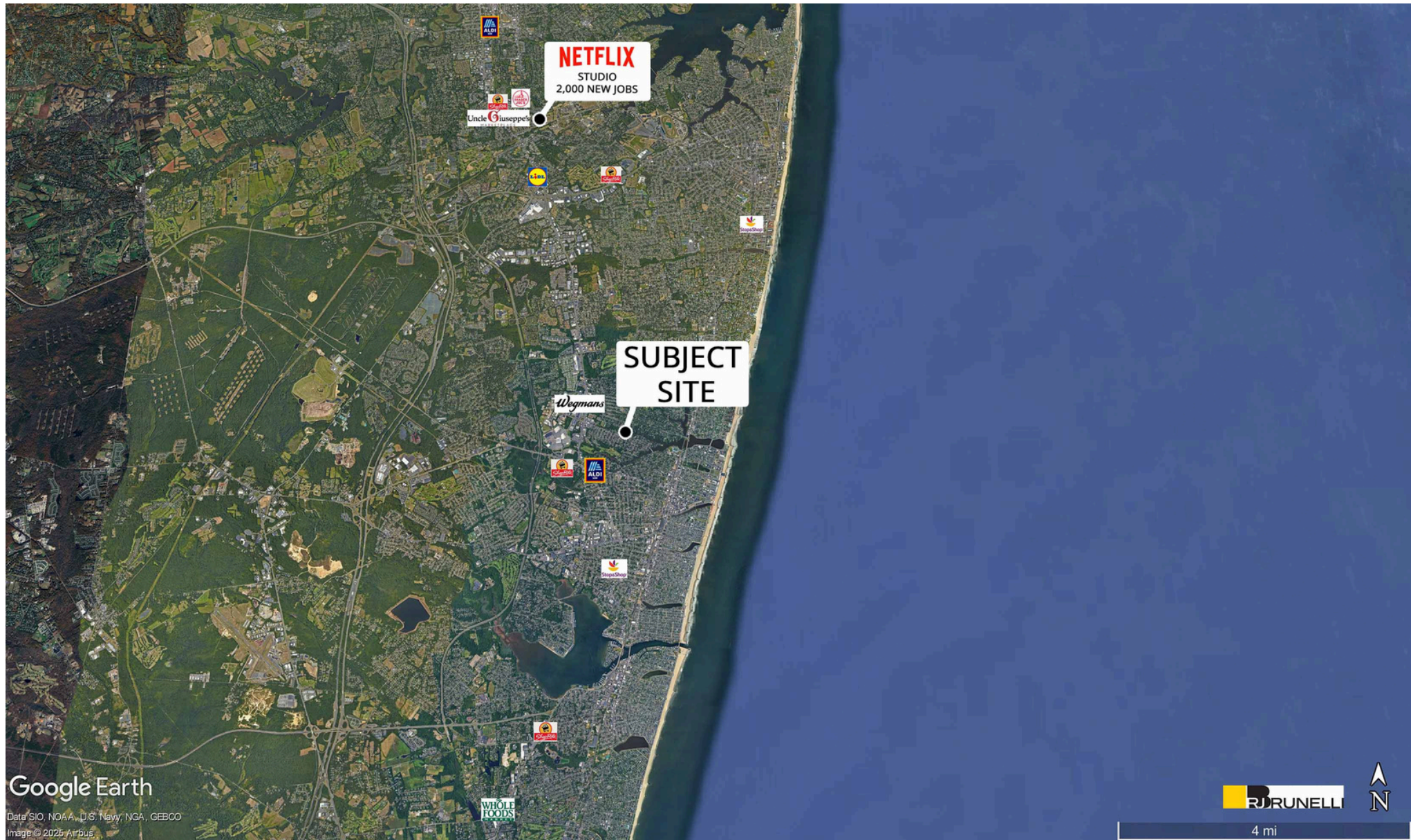


















2201 Sunset Ave  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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