



RETAIL | RESTAURANT | MARKETPLACE AVAILABLE

BRICK, NJ

THE SHOPPES AT BROWNSTONE SQUARE

645 Mantoloking Road

SIZE

Ground Floor (divisible)	6,500 SF
Basement Full height with service elevator	6,500 SF

GLA

11,500 SF

ASKING RENT

Upon Request

AVAILABLE

Immediate

CO-TENANTS

Playa Bowls, Five Gyros and DD Nails & Spa

NEIGHBORS

Playa Bowls, Jersey Milkes, 7-Eleven, Rita's Italian Ice and Buy Rite Liquors

COMMENTS

- Corner location perfect for a full-service restaurant, catering facility, specialty market or liquor store
- Predominantly built-out with full basement
- On grade parking
- Pylon signage
- New construction

CONTACT EXCLUSIVE AGENTS

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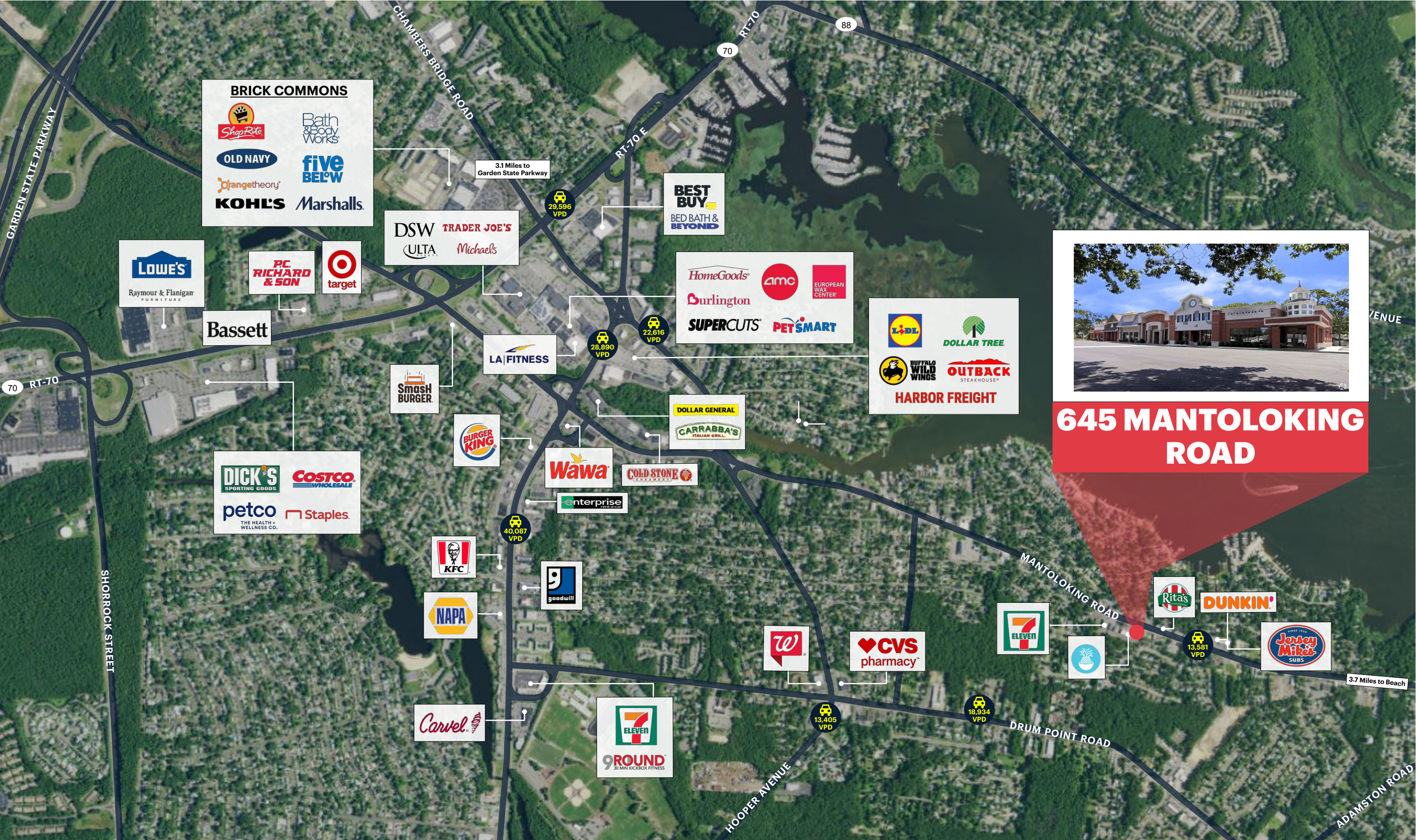
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

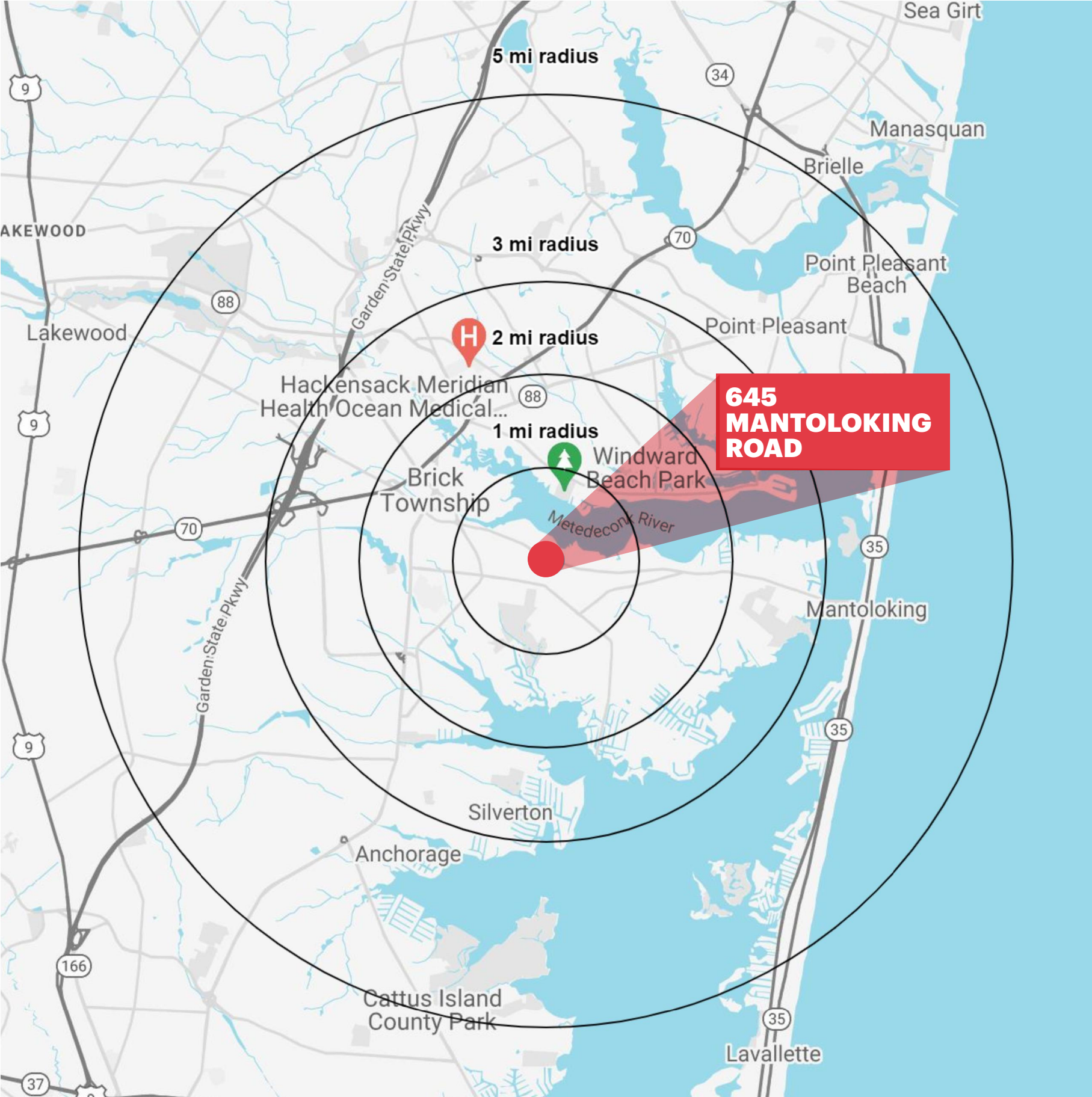
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MID LEVEL MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	9,188	TOTAL BUSINESSES	336
HOUSEHOLDS	3,515	TOTAL EMPLOYEES	2,708
MEDIAN AGE	41.3	TOTAL DAYTIME POPULATION	6,534
COLLEGE GRADUATES (Bachelor's +)	2,327 - 34.3%	AVERAGE HOUSEHOLD INCOME	\$140,798

2 MILE RADIUS

POPULATION	30,890	TOTAL BUSINESSES	1,252
HOUSEHOLDS	12,354	TOTAL EMPLOYEES	11,535
MEDIAN AGE	44.9	TOTAL DAYTIME POPULATION	25,431
COLLEGE GRADUATES (Bachelor's +)	8,427 - 36.2%	AVERAGE HOUSEHOLD INCOME	\$140,123

3 MILE RADIUS

POPULATION	69,263	TOTAL BUSINESSES	2,697
HOUSEHOLDS	29,065	TOTAL EMPLOYEES	28,697
MEDIAN AGE	48.0	TOTAL DAYTIME POPULATION	61,056
COLLEGE GRADUATES (Bachelor's +)	18,993 - 35.5%	AVERAGE HOUSEHOLD INCOME	\$130,552

5 MILE RADIUS

POPULATION	167,264	TOTAL BUSINESSES	5,435
HOUSEHOLDS	65,902	TOTAL EMPLOYEES	61,816
MEDIAN AGE	43.9	TOTAL DAYTIME POPULATION	147,330
COLLEGE GRADUATES (Bachelor's +)	46,334 - 38.5%	AVERAGE HOUSEHOLD INCOME	\$131,108

*2024 estimates