



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

DEBORAH STONE

dstone@ripconj.com
201.636.7414

RICHARD CURRAN

rcurran@ripconj.com
201.777.2305

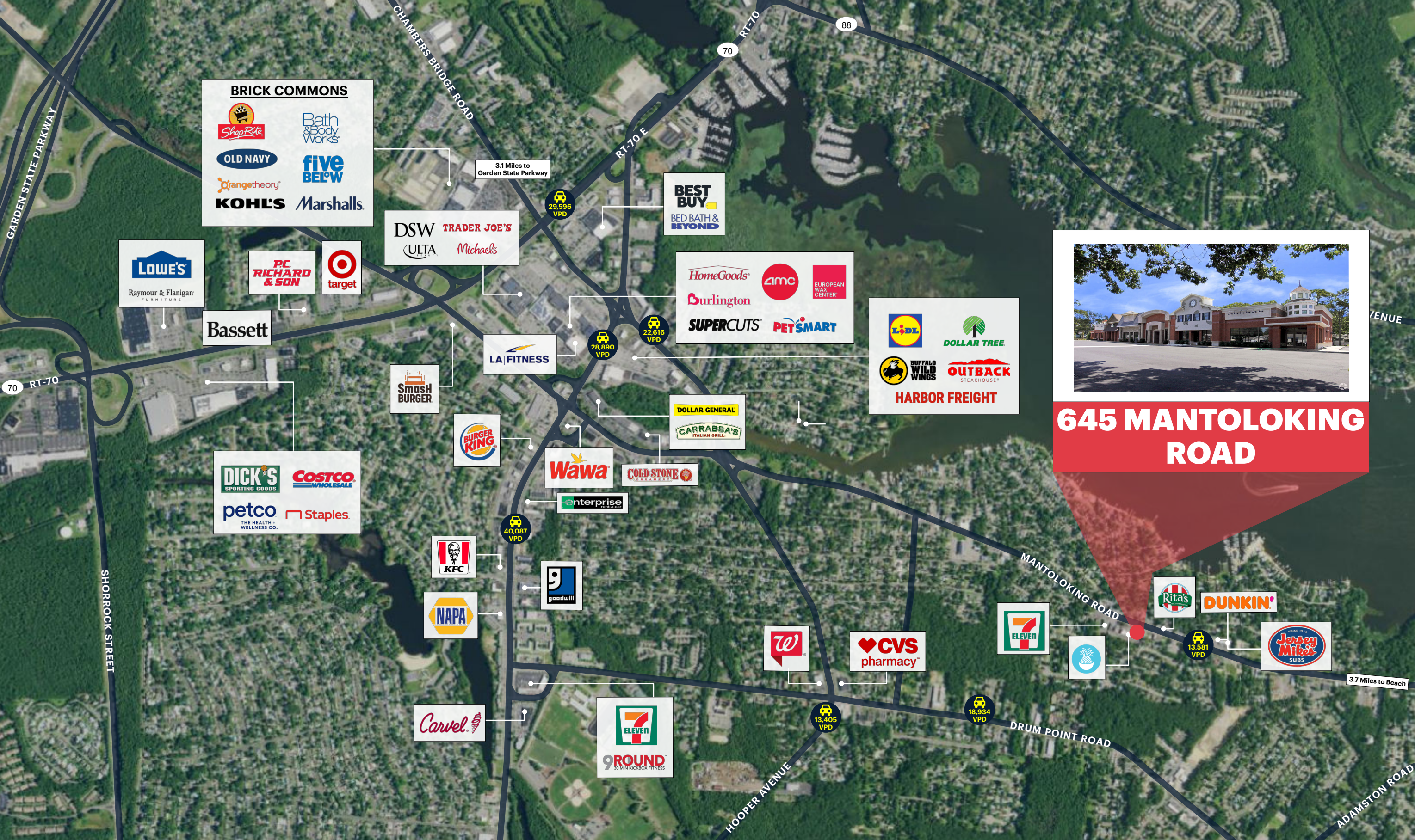
RIPCO
REAL ESTATE

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

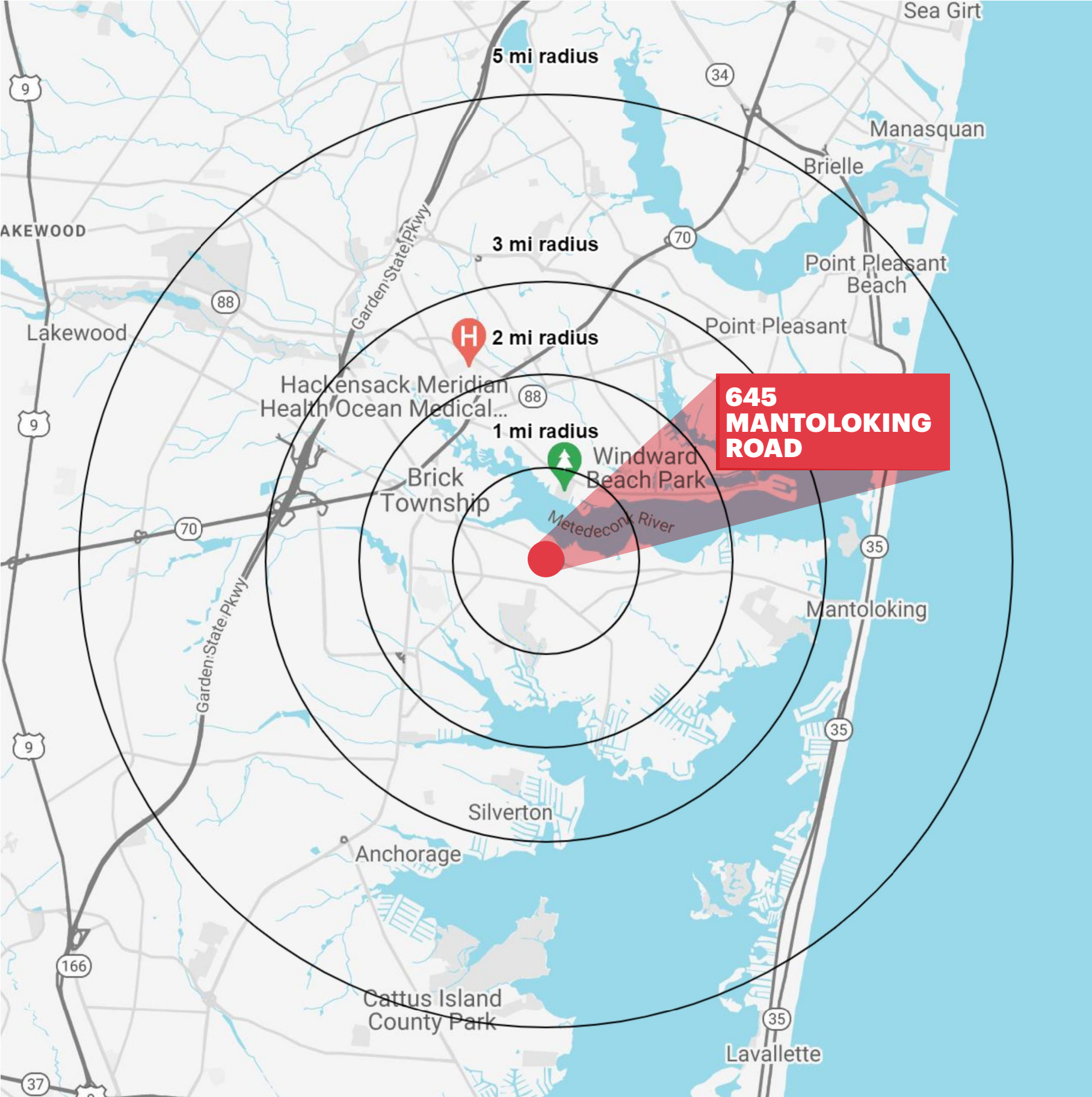
Please visit us at ripconj.com for more information

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	8,454	TOTAL BUSINESSES	308
HOUSEHOLDS	3,204	TOTAL EMPLOYEES	2,477
MEDIAN AGE	41.1	TOTAL DAYTIME POPULATION	6,628
COLLEGE GRADUATES (Bachelor's +)	1,879 - 30.0%	AVERAGE HOUSEHOLD INCOME	\$115,309

2 MILE RADIUS

POPULATION	29,889	TOTAL BUSINESSES	1,223
HOUSEHOLDS	11,849	TOTAL EMPLOYEES	10,797
MEDIAN AGE	45.2	TOTAL DAYTIME POPULATION	25,575
COLLEGE GRADUATES (Bachelor's +)	7,152 - 32.0%	AVERAGE HOUSEHOLD INCOME	\$121,364

3 MILE RADIUS

POPULATION	67,572	TOTAL BUSINESSES	2,591
HOUSEHOLDS	28,014	TOTAL EMPLOYEES	26,012
MEDIAN AGE	48.6	TOTAL DAYTIME POPULATION	60,781
COLLEGE GRADUATES (Bachelor's +)	17,353 - 34.0%	AVERAGE HOUSEHOLD INCOME	\$115,683

5 MILE RADIUS

POPULATION	161,318	TOTAL BUSINESSES	5,341
HOUSEHOLDS	63,356	TOTAL EMPLOYEES	57,006
MEDIAN AGE	47.1	TOTAL DAYTIME POPULATION	143,549
COLLEGE GRADUATES (Bachelor's +)	43,566 - 36.0%	AVERAGE HOUSEHOLD INCOME	\$119,824

*2022 estimates