



FOR LEASE

INDUSTRIAL/SHOP SPACE WITH LARGE YARD

LONG BRANCH, NJ

500 JOLINE AVENUE (RT 36)

SIZE

9,512 SF Freestanding industrial building on 2.98 acres with large parking lot & yard

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Sublease available through November 2026 - Longer term possible

ZONING: INDUSTRIAL

Permitted Uses:

Light manufacturing & fabrication, food manufacturing, laboratories, warehousing, office, lumber yards and fuel dealers, recycling plant

Retail sales associated with one of the above uses

The following classes of cannabis licensed businesses shall be permitted:

Class 1: licensed cannabis cultivator

Class 2: licensed cannabis manufacturer

Class 3: licensed cannabis wholesaler

Class 4: licensed cannabis distributor

Class 5: licensed retailer without a cannabis consumption area

Class 6: licensed cannabis delivery service

NEIGHBORS

Dunkin', 7-Eleven, Brazilian Meat Boutique, Hong Kong Chinese, Long Branch Beauty Supply, Port Chop BBQ, I Nails, Welsch Farms Food Stores, Suburban Bar & Liquors

COMMENTS

Well located along Route 36 in the heart of Monmouth County, only minutes from the Garden State Parkway, Routes 18, 35 and 71

CONTACT EXCLUSIVE AGENTS

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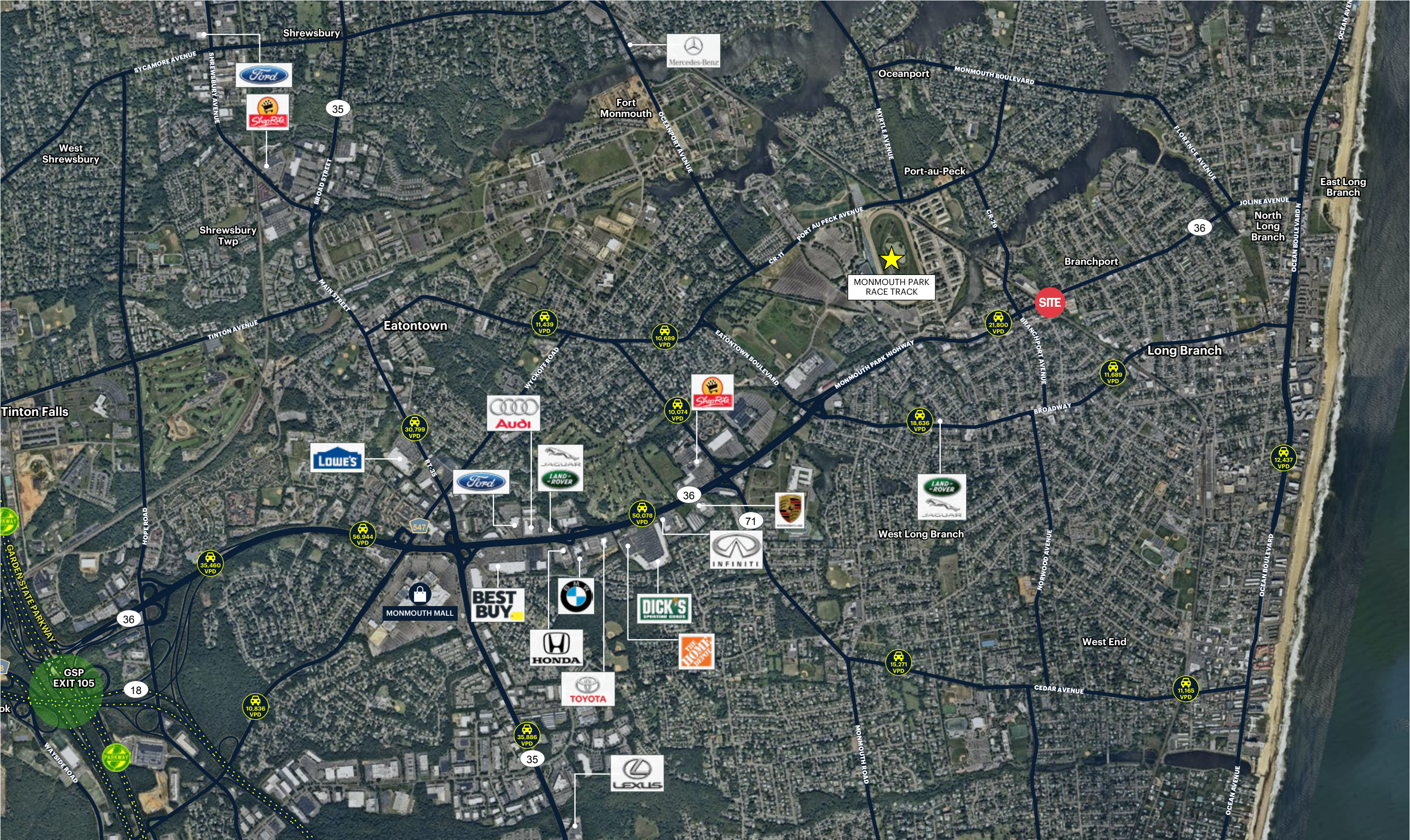
RIPCO
REAL ESTATE

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

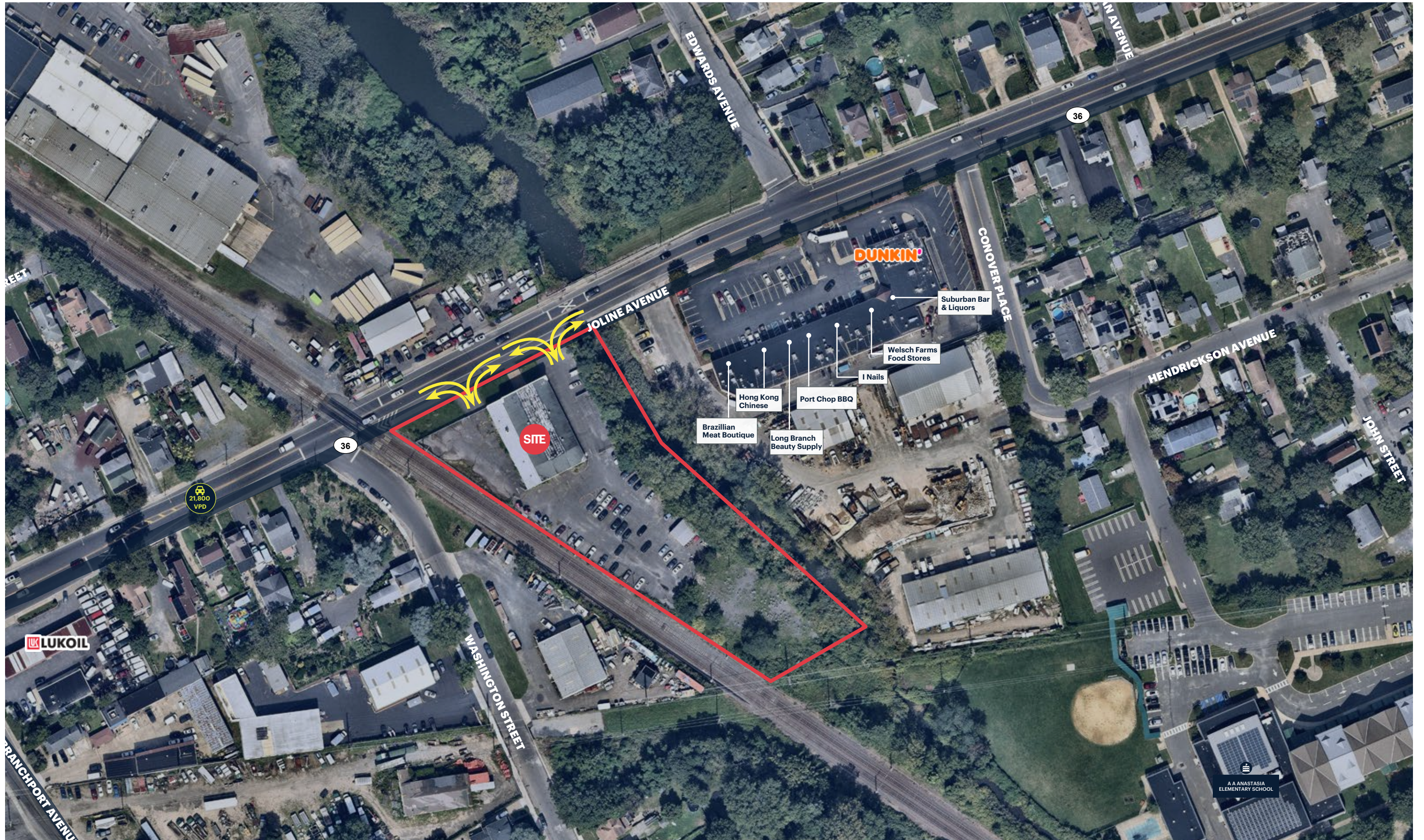
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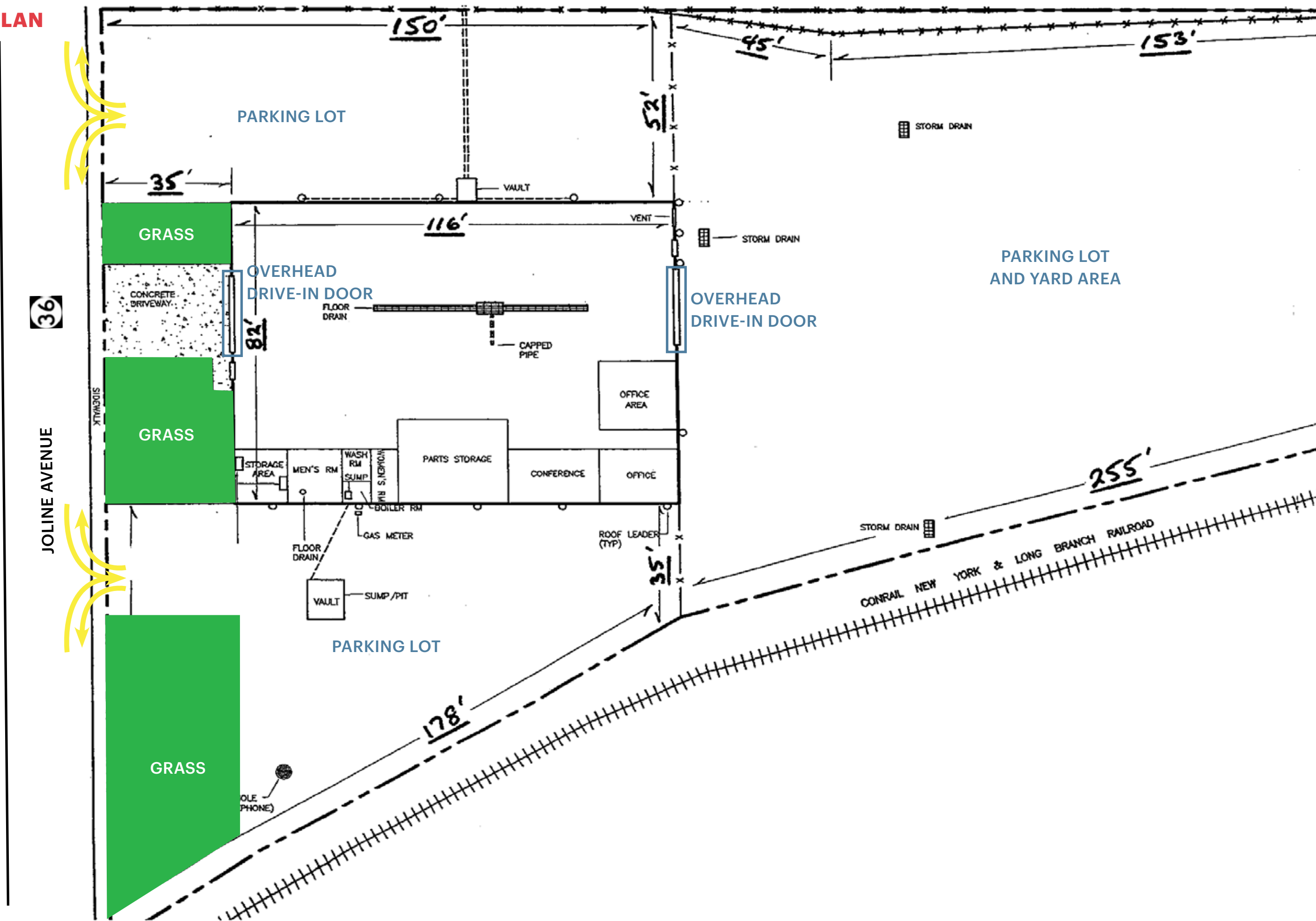
MARKET AERIAL



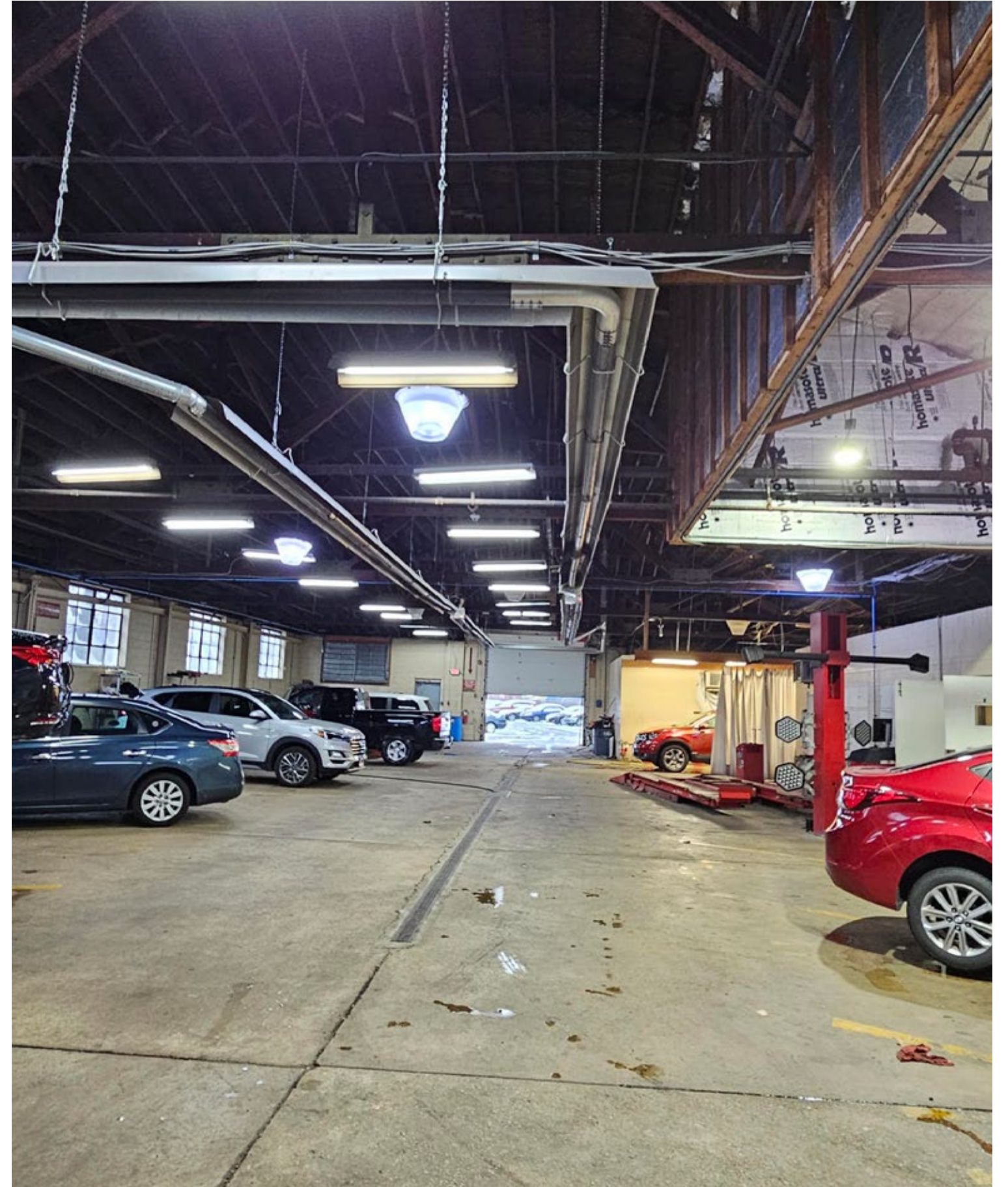
ZOOM AERIAL



SITE PLAN



INTERIOR PHOTOS



DEMOGRAPHICS



3 MILE RADIUS

POPULATION

62,293

HOUSEHOLDS

23,773

MEDIAN AGE

39.8

COLLEGE GRADUATES (Bachelor's +)

19,436 - 46%

TOTAL BUSINESSES

2,445

TOTAL EMPLOYEES

28,282

AVERAGE HOUSEHOLD INCOME

\$134,944

5 MILE RADIUS

POPULATION

129,687

HOUSEHOLDS

50,833

MEDIAN AGE

41.4

COLLEGE GRADUATES (Bachelor's +)

46,271 - 51%

TOTAL BUSINESSES

7,070

TOTAL EMPLOYEES

78,416

AVERAGE HOUSEHOLD INCOME

\$150,064

7 MILE RADIUS

POPULATION

207,730

HOUSEHOLDS

85,166

MEDIAN AGE

42.7

COLLEGE GRADUATES (Bachelor's +)

74,723 - 50%

TOTAL BUSINESSES

10,202

TOTAL EMPLOYEES

113,080

AVERAGE HOUSEHOLD INCOME

\$147,303

*2023 estimates

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