



RETAIL SPACE

POINT PLEASANT, NJ

655 OCEAN ROAD

SIZE

11,140 SF

ASKING RENT

Upon Request

NEIGHBORS

7-Eleven, Hackensack Meridian Health, Walgreens, OB Diner, Rodeway Inn Point Pleasant Beach, Point Pediatrics, Joe's Bagel and Grill, McDonald's, NAPA Auto Parts

COMMENTS

11,140 SF freestanding building with drive-thru (former Rite Aid)

Great neighborhood location at the signalized intersection of Ocean Road (aka Rt 88) & Bay Avenue

Dedicated pylon sign

Convenient neighborhood access, with curb cuts on both roads

Permitted uses in the GC zone include: retail stores, personal services, professional offices, restaurants and bars, banks, laundromats/dry cleaning, auto body and mechanical repairs, wholesale and retail sales of lumber, plumbing materials, garden supplies & urgent care centers

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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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.

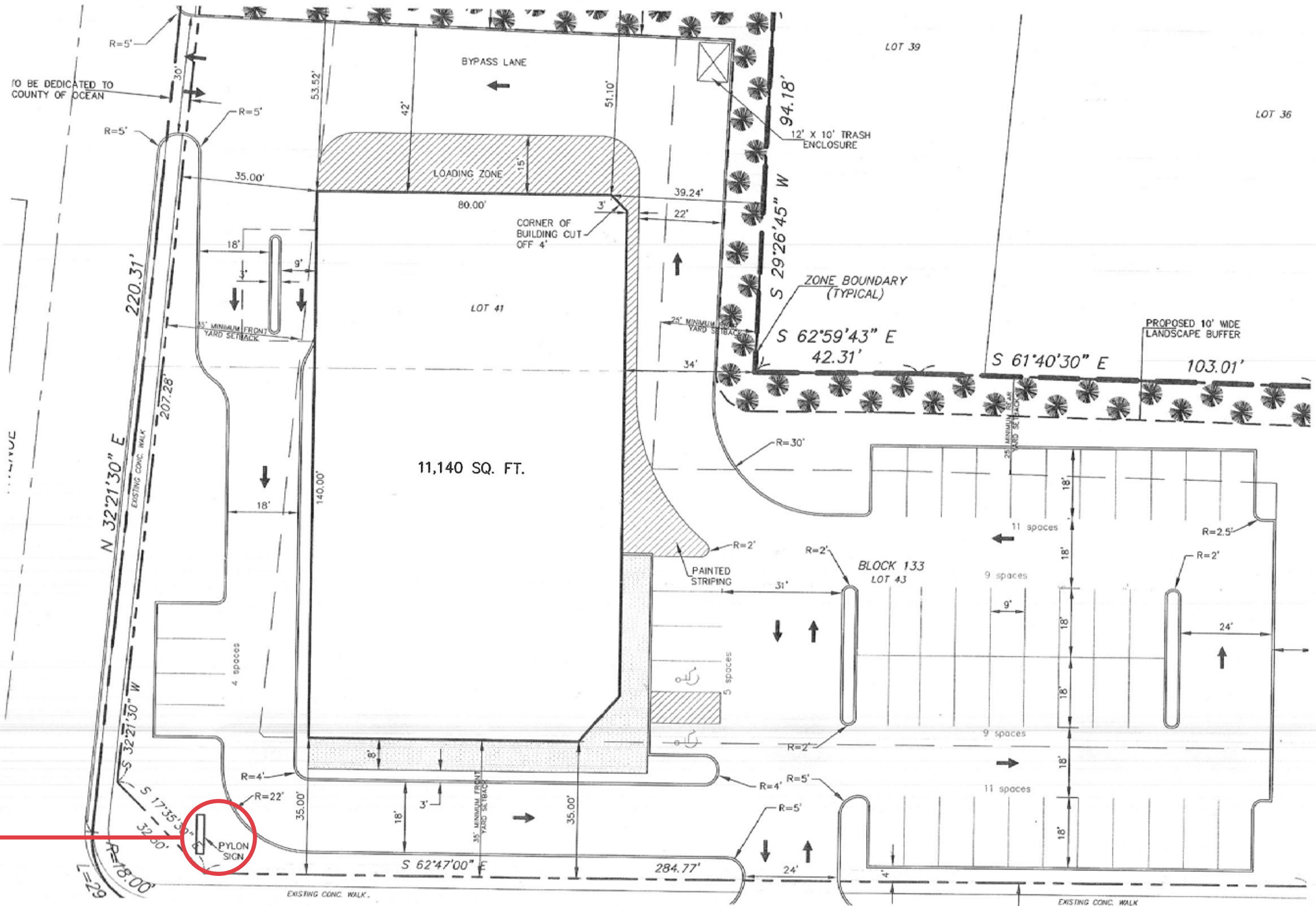
MARKET AERIAL



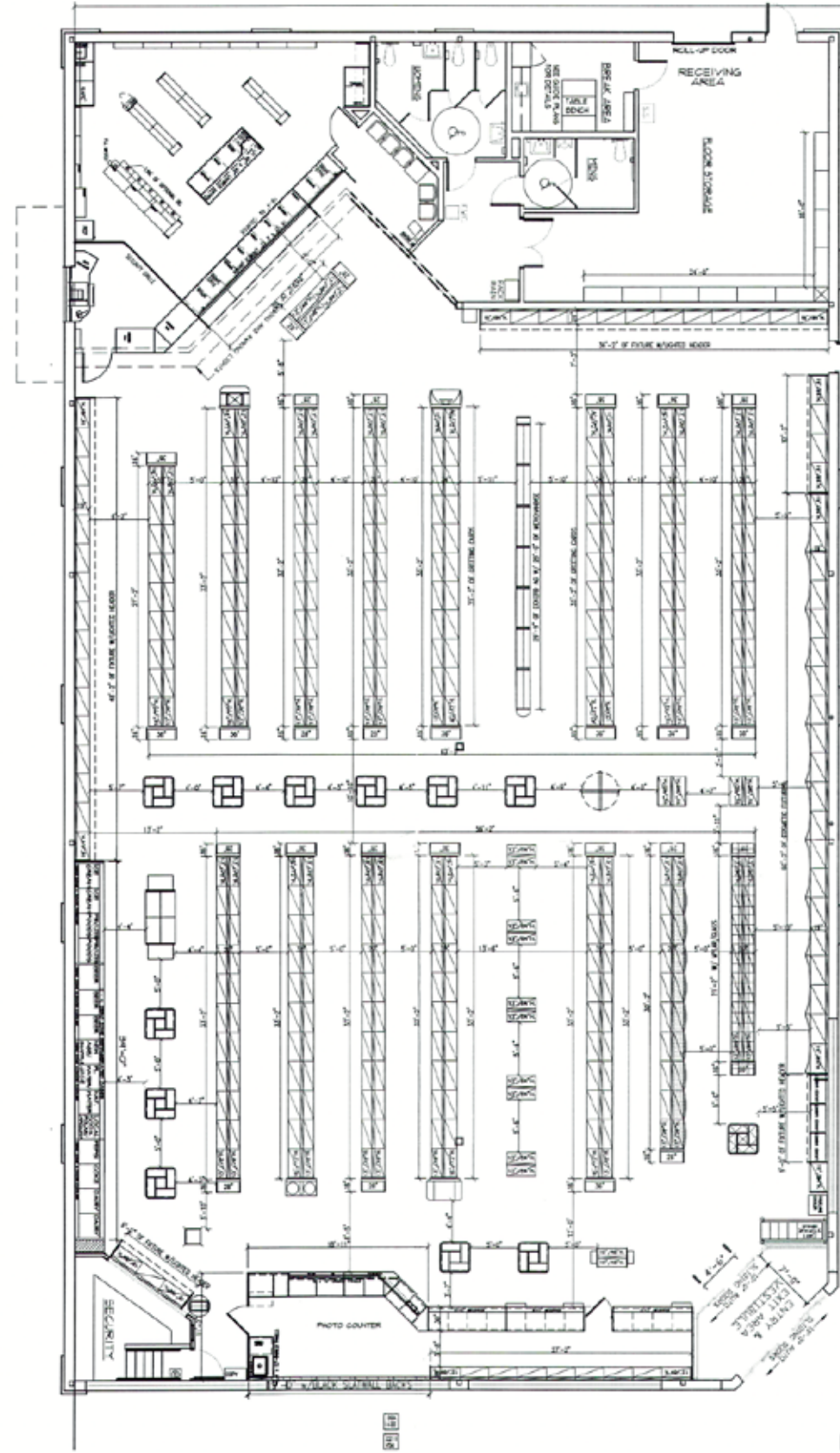
ZOOM AERIAL



SITE PLAN












FLOOR PLAN

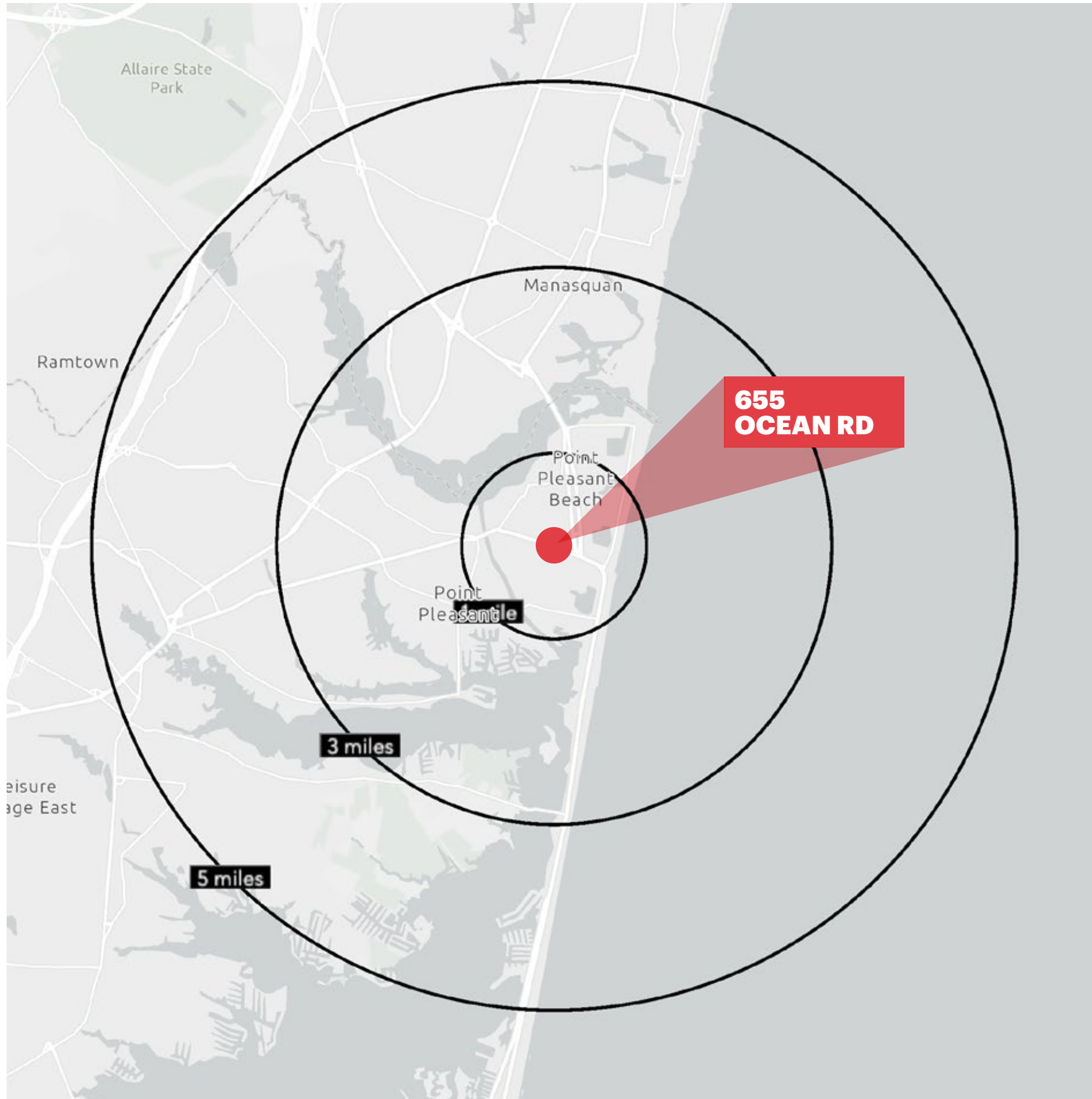


1 FIXTURE PLAN
1/8" = 1'-0"

FIXTURE LEGEND

- | | | |
|--|---|--|
|  - 13" x 36" x 60"H. COSMETIC FIXTURE w/ MYLAR MIRROR PANELS & GLASS SHELVES INCL. ENDCAPS (LENGTH AS NOTED) |  - 10" x 24" x 60"H. COSMETIC WIRE 4-WAY |  - 13" x 36" x 84"H. LOCKED FRAGRANCE (TOTAL LENGTH AS NOTED) |
|  - 10" x 36" x 48"H. LOWBOY |  - 13" x 36" RADIUS SHELVES |  - LIGHTED HEADER (TOTAL LENGTH AS NOTED - LIGHT FIXTURES BY ELECTRICIAN) |
|  - 16" x 36" x 60"H. LOWBOY |  - 13" x 35" x 48"H. LOWBOY |  - 10" x 24" x 60"H. 4-WAY |

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

11,145

HOUSEHOLDS

4,624

MEDIAN AGE

49.4

COLLEGE GRADUATES (Bachelor's +)

4,552 - 53%

TOTAL BUSINESSES

658

TOTAL EMPLOYEES

5,293

AVERAGE HOUSEHOLD INCOME

\$149,557

3 MILE RADIUS

POPULATION

51,444

HOUSEHOLDS

20,684

MEDIAN AGE

48.4

COLLEGE GRADUATES (Bachelor's +)

20,513 - 52%

TOTAL BUSINESSES

2,246

TOTAL EMPLOYEES

18,965

AVERAGE HOUSEHOLD INCOME

\$165,075

5 MILE RADIUS

POPULATION

110,858

HOUSEHOLDS

45,524

MEDIAN AGE

48.4

COLLEGE GRADUATES (Bachelor's +)

39,119 - 46%

TOTAL BUSINESSES

4,565

TOTAL EMPLOYEES

47,319

AVERAGE HOUSEHOLD INCOME

\$148,434

*2023 estimates