



PRICE REDUCED

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$800,000

858 SHREWSBURY AVE

Tinton Falls, NJ, 07724 | **Monmouth County**

STRONG DAILY TRAFFIC, 31,000 VPD

RIPCO
REAL ESTATE

PROPERTY HIGHLIGHTS

#1

Prime Corridor Location

Situated on Shrewsbury Avenue, the property benefits from strong visibility along a heavily traveled commercial corridor.

#2

Excellent Area Demographics

Surrounded by dense, upper income, residential neighborhoods, the site draws from a strong and growing customer base.

#3

Convenient Regional Access

Close proximity to Route 35 and the Garden State Parkway provides convenient access for both customers and employees.

#4

Strong Surrounding Retail Neighbors

Located near established national and local retailers including, Marshall's, Home Goods, Saks Off 5th, ShopRite and Uncle Giuseppe's as major traffic drivers.



858 SHREWSBURY AVE

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale or lease of **858 Shrewsbury Ave** — Tinton Falls, NJ (the 'Property').

The Property offers a prime commercial development opportunity in the high-demand Tinton Falls market, positioned along a well-traveled corridor with excellent visibility and convenient access. The property is surrounded by strong residential density and complementary retail, making it ideal for a variety of commercial users seeking a strategic Monmouth County location.

The site benefits from proximity to major roadways, including Route 35 and the Garden State Parkway, supporting steady traffic flow and customer accessibility.

The value of this site will be further enhanced by the new Netflix Studio being developed less than 1 mile away.

ZONING INFORMATION

NC - Neighborhood Commercial

Permitted Uses

Retail goods and services (excluding drive-thru)
Offices
Restaurants (excluding drive-thru)
Fitness centers
Specialty food/drink
Public library, parks and playgrounds
Borough uses, firehouses and first aid stations
Utility services
Child care centers
Assisted living

PROPERTY SUMMARY

THE OFFERING

Property Address	858 Shrewsbury Ave
County	Monmouth
Block / Lot	24 / 4.01
Lot Dimensions	155' x 200' SF
Acres	0.7117

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	663 SF
Year Built	1968

ZONING INFORMATION

Zoning	NC - Neighborhood Commercial
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REAL ESTATE TAXES

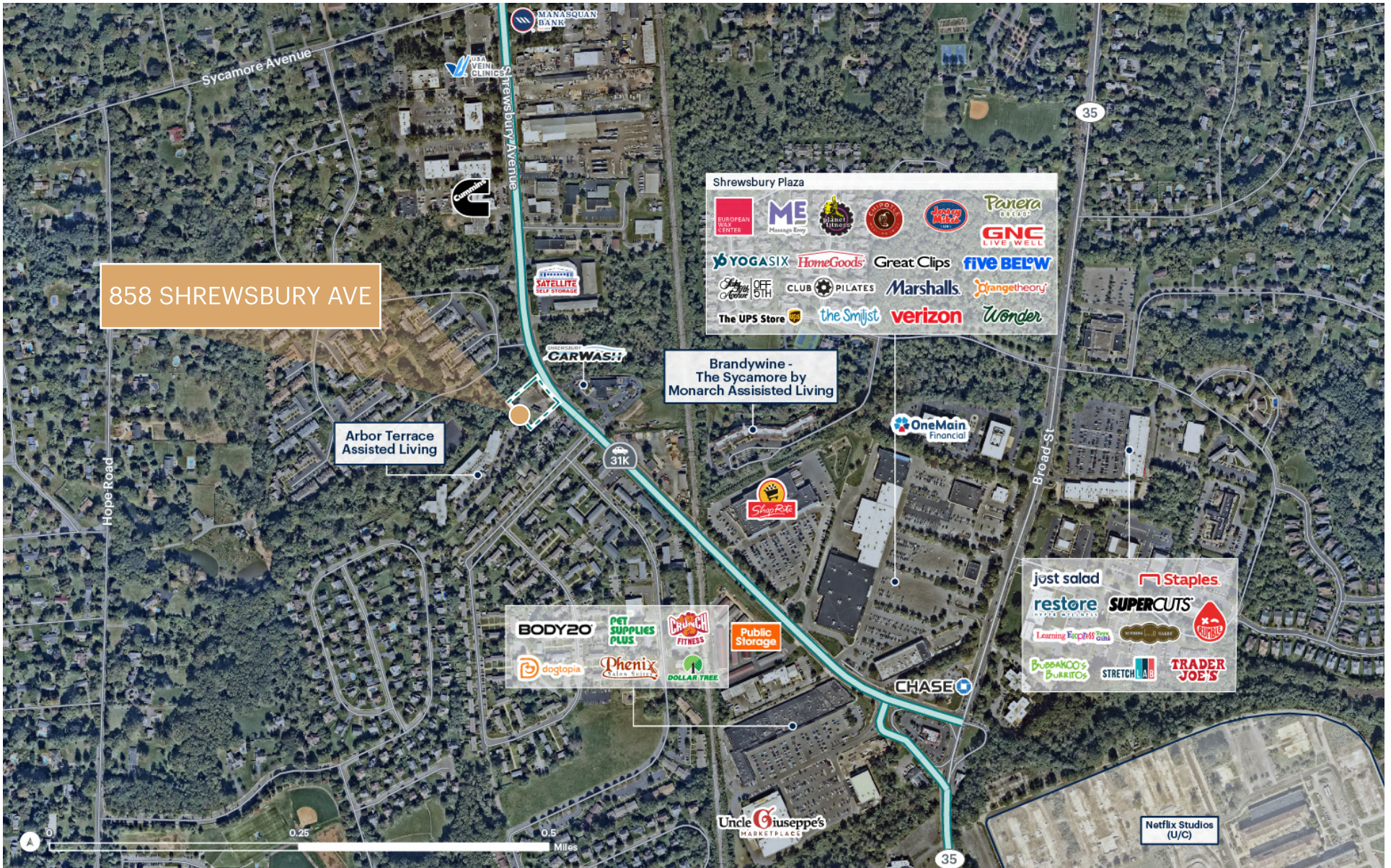
2025	\$9,653
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Conditional Uses

Automobile fueling stations, repair shops, car washes, oil change and lubrication shops
Second floor residential units on floors above office or retail uses
Churches and places of religious worship

858 SHREWSBURY AVE
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ZOOM AERIAL

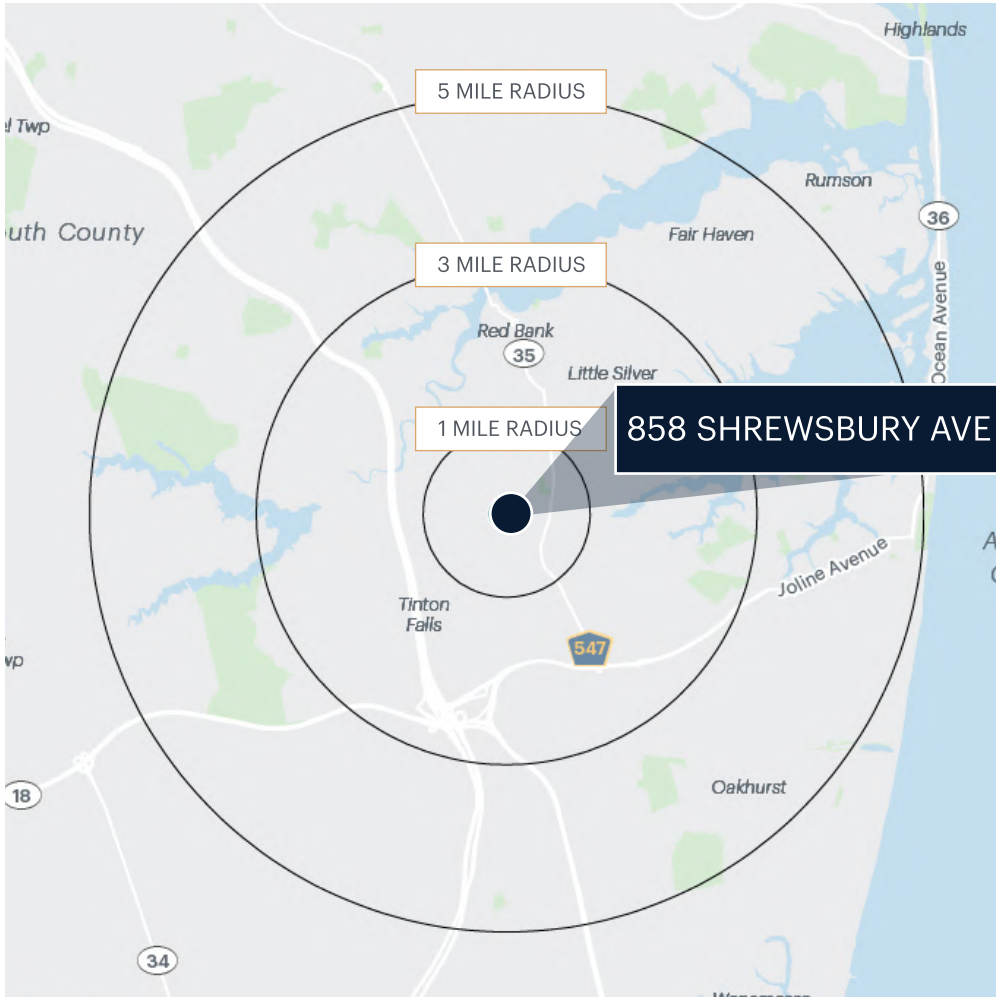


858 SHREWSBURY AVE
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PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	6,520	59,355	147,601
Total Households	2,916	24,663	57,486
Average Household Income	\$145,751	\$174,612	\$175,914
Median Household Income	\$106,700	\$118,166	\$117,151
% Population with Bachelors +	51.8%	55.2%	52.5%
Daytime Population	11,287	75,211	153,984
Total Daytime Employees	8,163	45,771	79,782
Total Businesses	817	4,517	7,402

CONTACT EXCLUSIVE AGENTS

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