SEA GIRT SQUARE | 2100 - 2106 NJ-35

WALL TOWNSHIP | NEW JERSEY

RIPCO REAL ESTATE



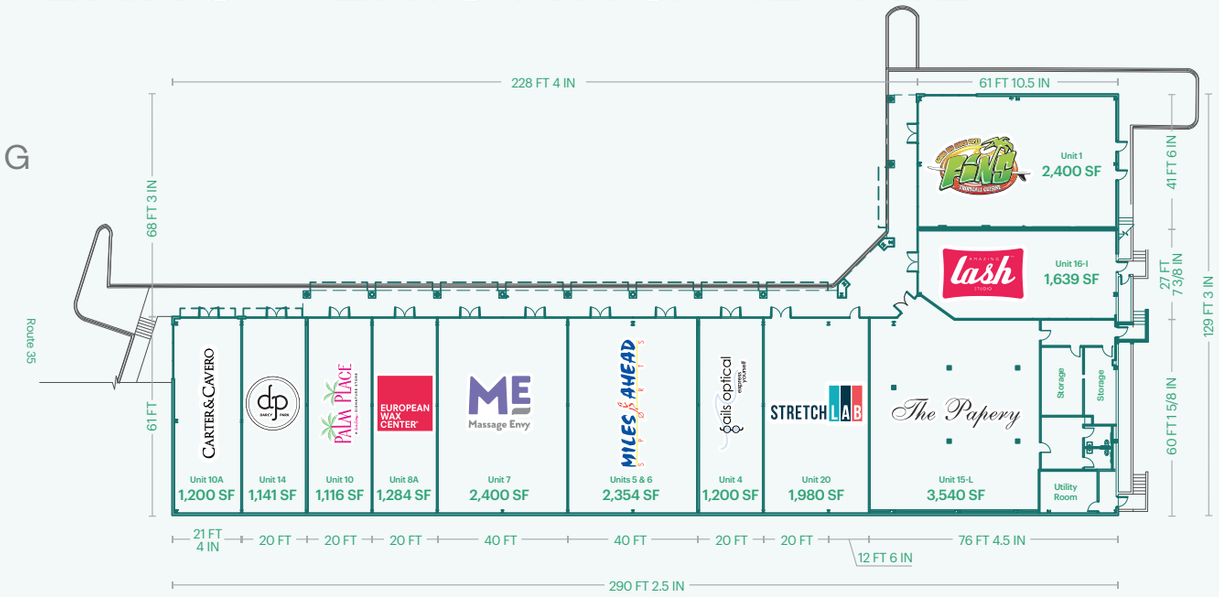


PROPERTY DETAILS

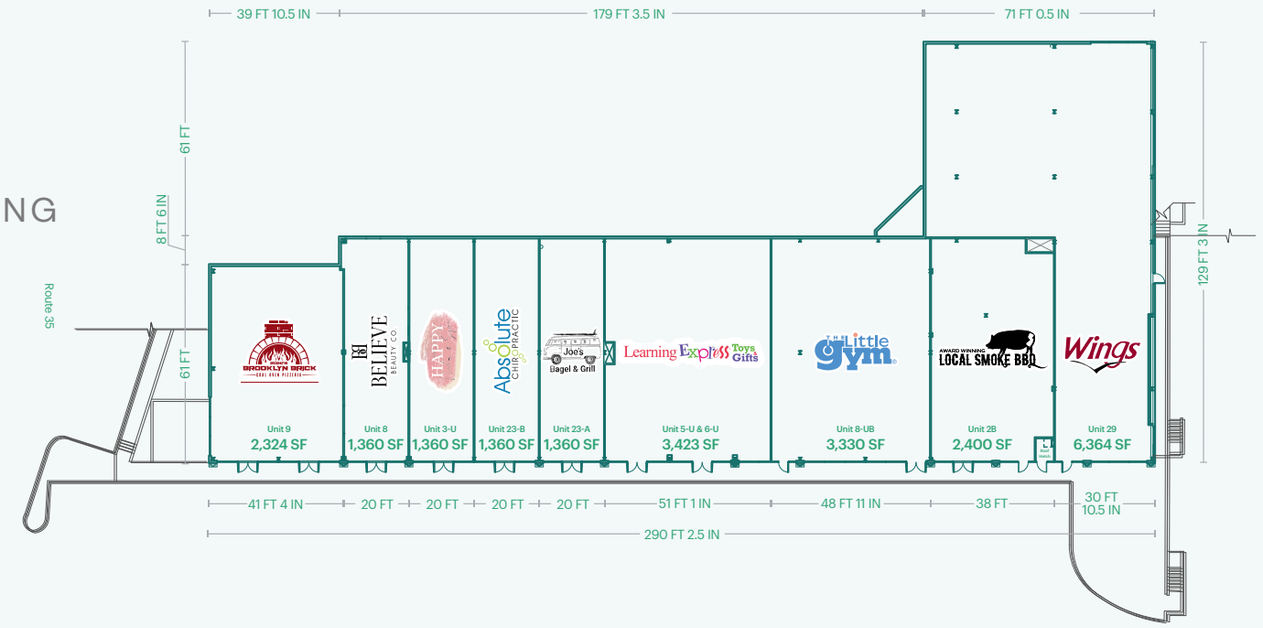
Phase 1	Existing Retail 45,251 SF
	Existing Office 11,776 SF
Phase 2	Development Site
	+2.58 acres expandable to +3.25 acres
Zoning	Permitted Uses: Retail, Office, Medical, Assisted Living, Day Care, Fitness, Restaurants (Except fast food), Vocational Schools, Car Washes, Convenience Stores (No gas)
Rent	Upon request
Sea Girt Square Tenants	European Wax Center Massage Envy Spa The Little Gym Learning Express StrechLab Zoni's Brooklyn Brick FINS TropiCali Cuisine Joe's Bagel & Grill Carter & Cavero Believe Beauty Co. Happy Nails & Spa Amazing Lash Studio Wings Fitness Absolute Chiropractic Gail's Optical Miles Ahead Sports The Papery Palm Place Darcy Park
Neighbors	Whole Foods, ShopRite, Ulta, The Gap, Banana Republic, Loft, TJ Maxx, Talbots, Acme, Foodtown, Blue Mercury, Starbucks, Morgan Stanley, Chipotle
Comments	Strategically positioned at the signalized intersection of Route 35 and Ocean Road, providing excellent visibility and convenient access. Serves Wall Township, Spring Lake, Manasquan, Sea Girt, and surrounding affluent Jersey Shore communities. Offers multiple points of ingress/egress from Route 35 and Ocean Road.

FLOOR PLANS - EXISTING RETAIL

NORTHERN WING



SOUTHERN WING



PYLON



NORTHERN WING

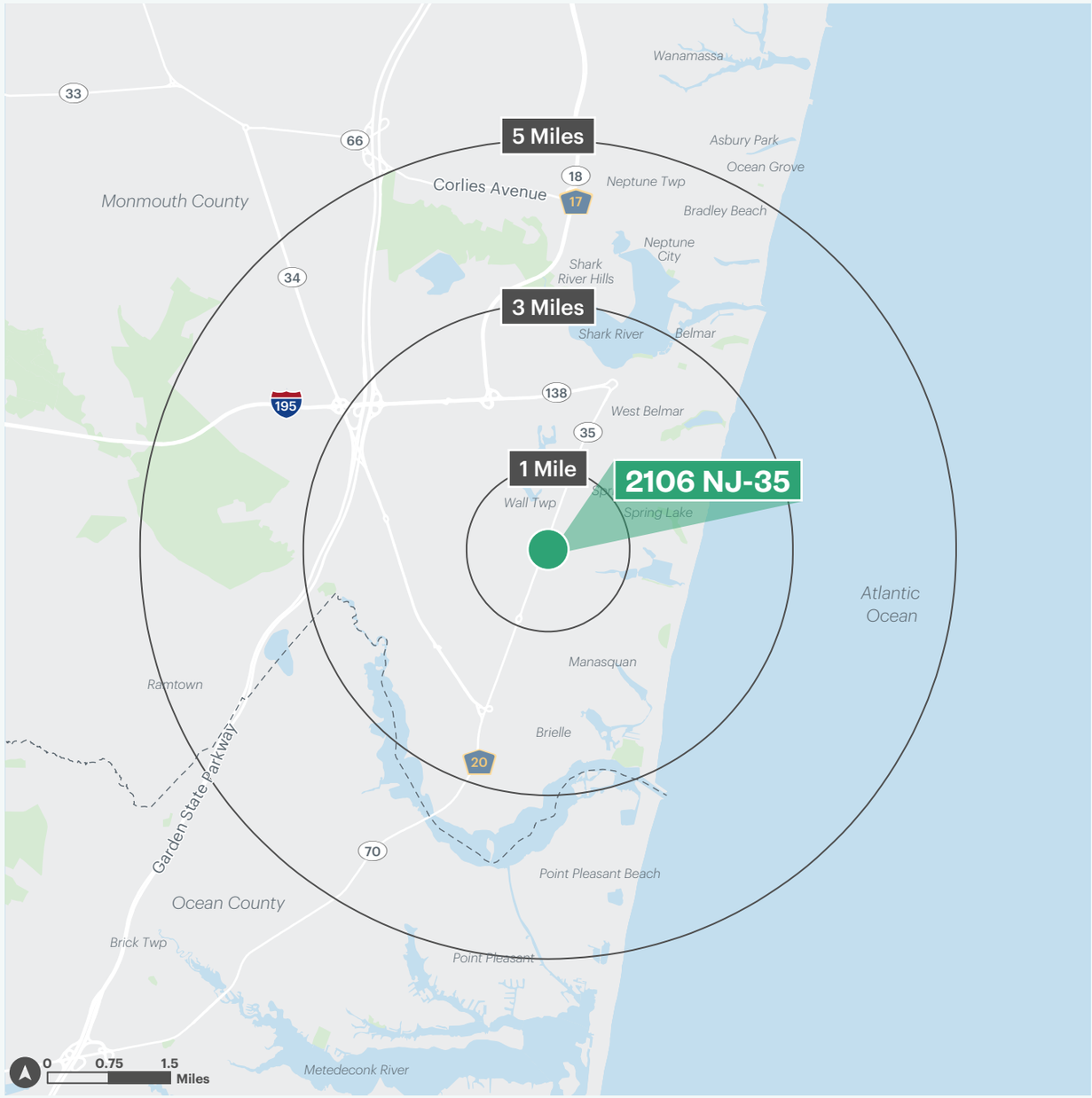


SOUTHERN WING




MARKET AERIAL
GSP Exit 98
60K
18
Plaza 35
target
CRUNCH FITNESS
PET SUPPLIES PLUS
Wall Promenade
ALDI
planet fitness
138
ShopRite
Allaire Plaza
WHOLE FOODS MARKET
T.J.maxx
ULTA BEAUTY
Allaire Road
West Belmar
71
50K
34
Wall Twp
ACME
Panera BREAD
38K
35
Retro Fitness
Spring Lake GolfClub
Spring Lake Heights
Staples
Brook 35 West
TURNING POINT
LOFT
J.JILL
22K
SEA GIRT SQUARE
EUROPEAN WAX CENTER
STRETCH LAB
Massage Envy
The Little Gym
The Papery
Spring Lake Train Station
Spring Lake
Brook 35
GAP
GAP KIDS
BABY GAP
CHIPOTLE
WARBY PARKER
TALBOTS
BANANA REPUBLIC
ATHLETA
bluemercury
Morgan Stanley
Foodtown
ACE Hardware
TACO BELL
VOLVO
Atlantic Avenue
Manasquan
Google Earth

AREA **DEMOGRAPHICS**



1 MILE RADIUS

POPULATION
5,572

HOUSEHOLDS
2,350

AVERAGE HOUSEHOLD INCOME
$180,639

MEDIAN HOUSEHOLD INCOME
$120,944

COLLEGE GRADUATES (BACHELOR'S)
60.86%

TOTAL BUSINESS
390

TOTAL DAYTIME WORKERS
4,564

DAYTIME POPULATION (W/16 YR+)
7,377

3 MILE RADIUS

POPULATION
47,323

HOUSEHOLDS
20,213

AVERAGE HOUSEHOLD INCOME
$203,807

MEDIAN HOUSEHOLD INCOME
$143,149

COLLEGE GRADUATES (BACHELOR'S)
63.26%

TOTAL BUSINESS
2,771

TOTAL DAYTIME WORKERS
25,510

DAYTIME POPULATION (W/16 YR+)
48,354

5 MILE RADIUS

POPULATION
123,081

HOUSEHOLDS
51,563

AVERAGE HOUSEHOLD INCOME
$175,119

MEDIAN HOUSEHOLD INCOME
$126,175

COLLEGE GRADUATES (BACHELOR'S)
54.02%

TOTAL BUSINESS
5,547

TOTAL DAYTIME WORKERS
55,078

DAYTIME POPULATION (W/16 YR+)
112,732

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EXCLUSIVE LEASING REPRESENTATION

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