

BROAD C  
LIQUOR LICENSE  
AVAILABLE

900 SF  
AVAILABLE

3,178 SF  
AVAILABLE

1,100 SF  
FORMER  
SALON

5,466 SF  
BUILT OUT  
RESTAURANT

Salsa Salsa  
Mexican Grill

DiMatteo's  
Pizza

SOUTH  
NORTH

OCEAN AVE. (RT. 35) 17,443 VPD

# 1901 OCEAN AVE.

POINT PLEASANT, NEW JERSEY

## BEACHBAY PLAZA

FOR  
LEASE **900 - 5,000 SF**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





# 1901 OCEAN AVE. POINT PLEASANT, NJ

## SITE INFORMATION

**GLA:** 12,508 SF

**AVAILABLE:** 5,446 SF BUILT OUT RESTAURANT  
3,178 SF & 900 SF  
1,100 SF FORMER SALON

**NNN:** \$6.75 PSF

**RENT:** CALL FOR QUOTE

**TRAFFIC:** 17.443 VPD ON OCEAN

**FRONTAGE:** 133' ON OCEAN

**PARKING:** 58 SPACES

**BROAD C LIQUOR LICENSE AVAILABLE**



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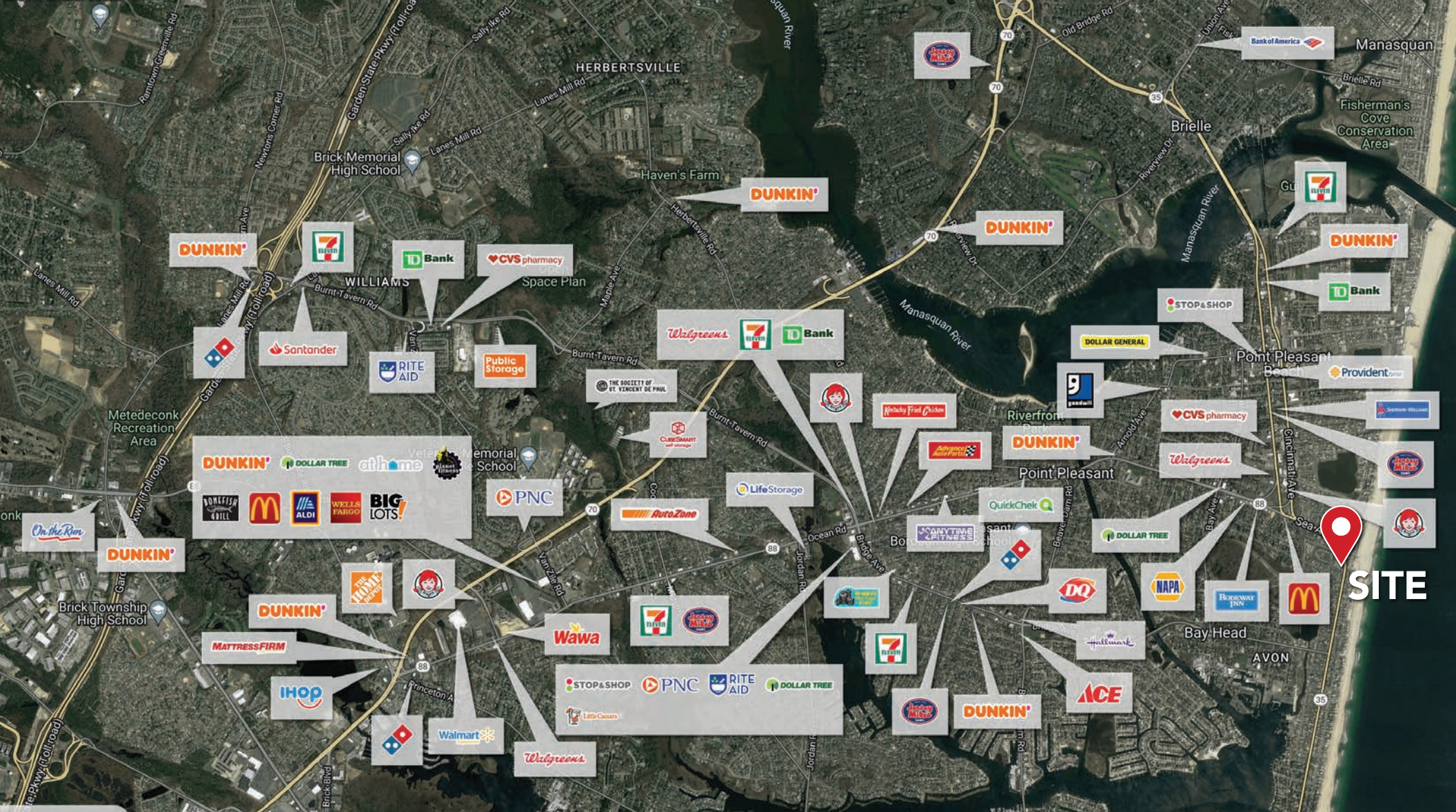
**5,000 SF AVAILABLE**



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**1901 OCEAN AVE.** POINT PLEASANT, NJ

**MARKET AERIAL**



**JEFFERY REALTY**  
Retail Specialist

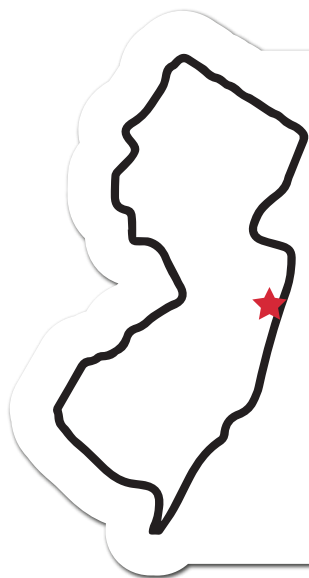
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**1901 OCEAN AVE.** POINT PLEASANT, NJ

**MARKET AERIAL**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	5,936	39,023	99,197
Average HHI	\$139,254	\$142,810	\$137,752
Households	2,556	15,789	39,492



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