

FORMER BANK
BUILDING FOR SALE

ACCESS TO REAR
PARKING LOT



YOUR SIGN HERE



701 Arnold Avenue (Block 202, Lot 6)

Point Pleasant Beach, New Jersey

Building Size

- +/- 5,800 SF (2 Floors) with +/- 9 Parking Spaces

Asking Price

- \$1,150,000

Lot Size

- +/- 0.17 Acres

Taxes

- +/- \$14,128

Zoning - General Commercial (GC) Zone

- Offices
- Restaurants and Restaurant Bars
- Urgent Care Medical Service
- Personal Services
- Retail Stores

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	8,736	10,311	\$104,829
3 Mile	53,835	50,785	\$113,540
5 Mile	108,608	104,775	\$98,562

For Sale - Contact

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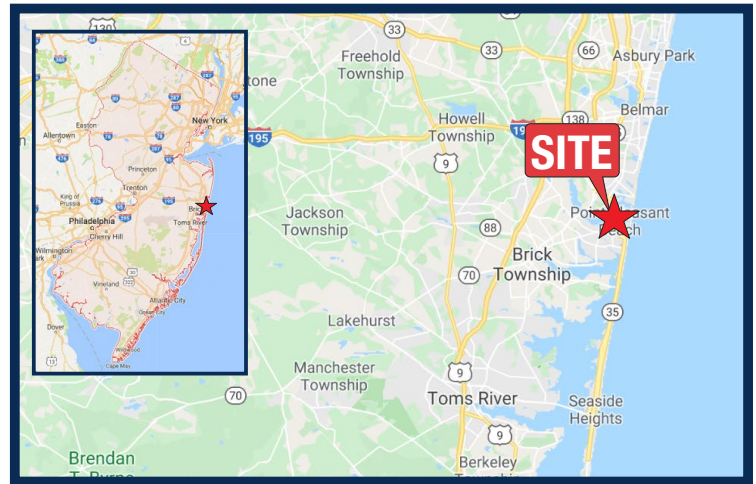
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Site Description

- Former two-story bank building located within the downtown section of Point Pleasant surrounded by high-end shops, dining, fashion and more.
- Rare on-site parking spaces in downtown environment, including opportunity for street parking and surrounding free municipality parking lots.
- Building consists of approximately 2,800 SF on the second floor, providing for a multitude of options to utilize, including a basement for additional storage.
- Will be deed restricted against retail banking services use. OceanFirst Bank will operate a separate ATM vestibule that will provide an immediate rental stream to the new owner.
- Close proximity to the NJ Transit train station and beach, including the popular Point Pleasant Boardwalk.

State Map



Market Aerial



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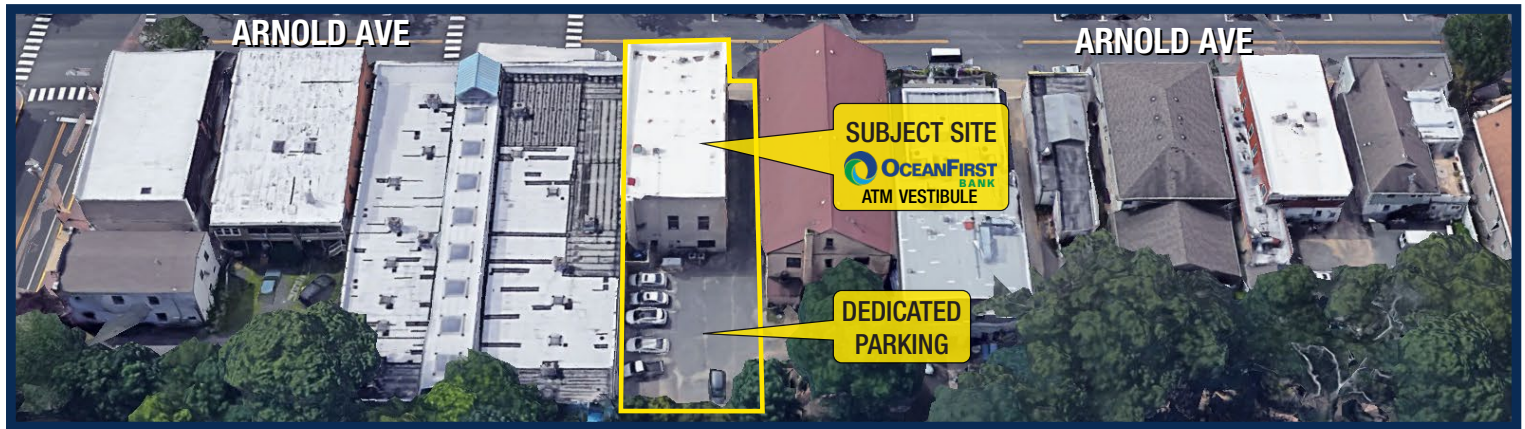
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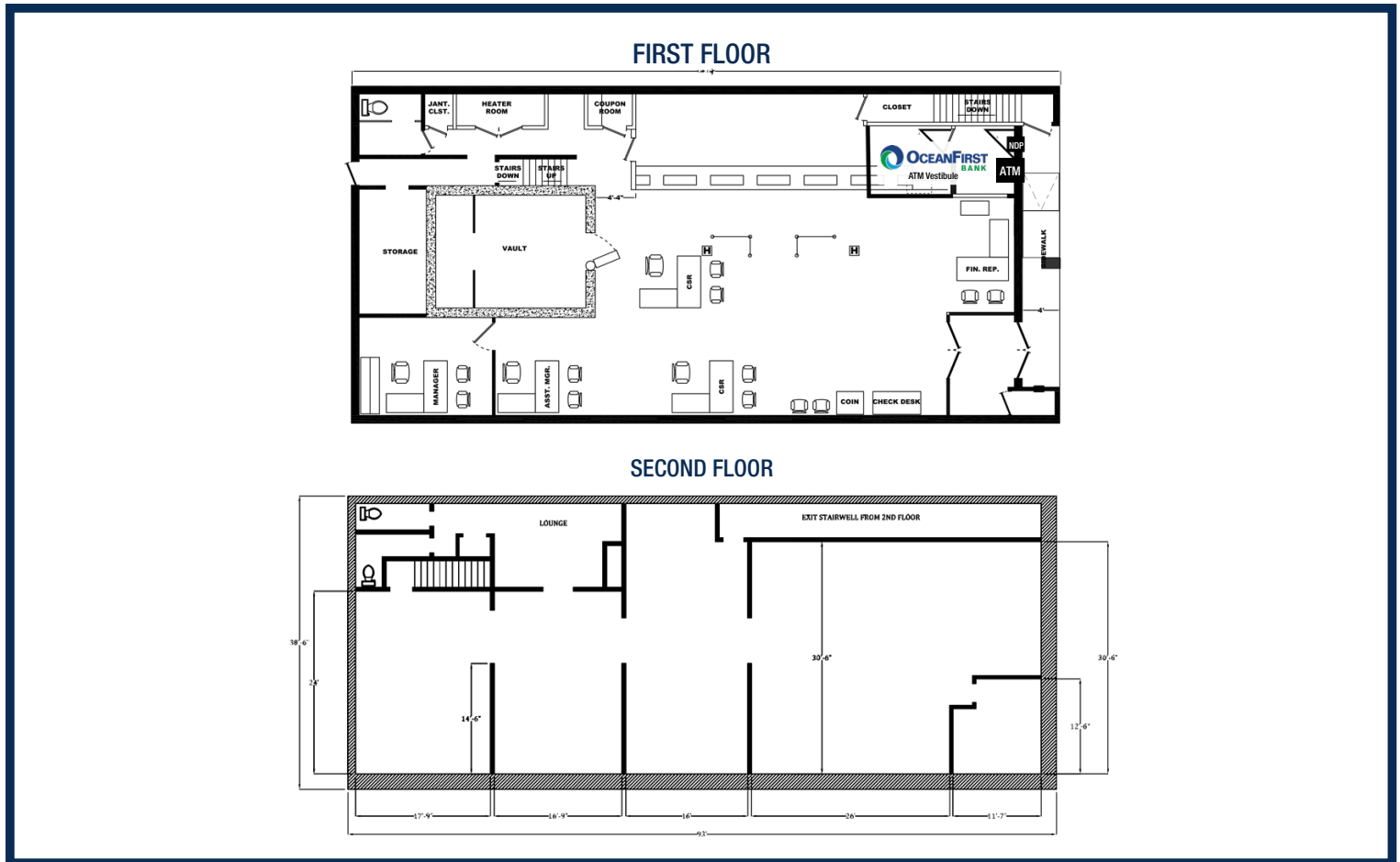
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Site View



Floor Plans



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