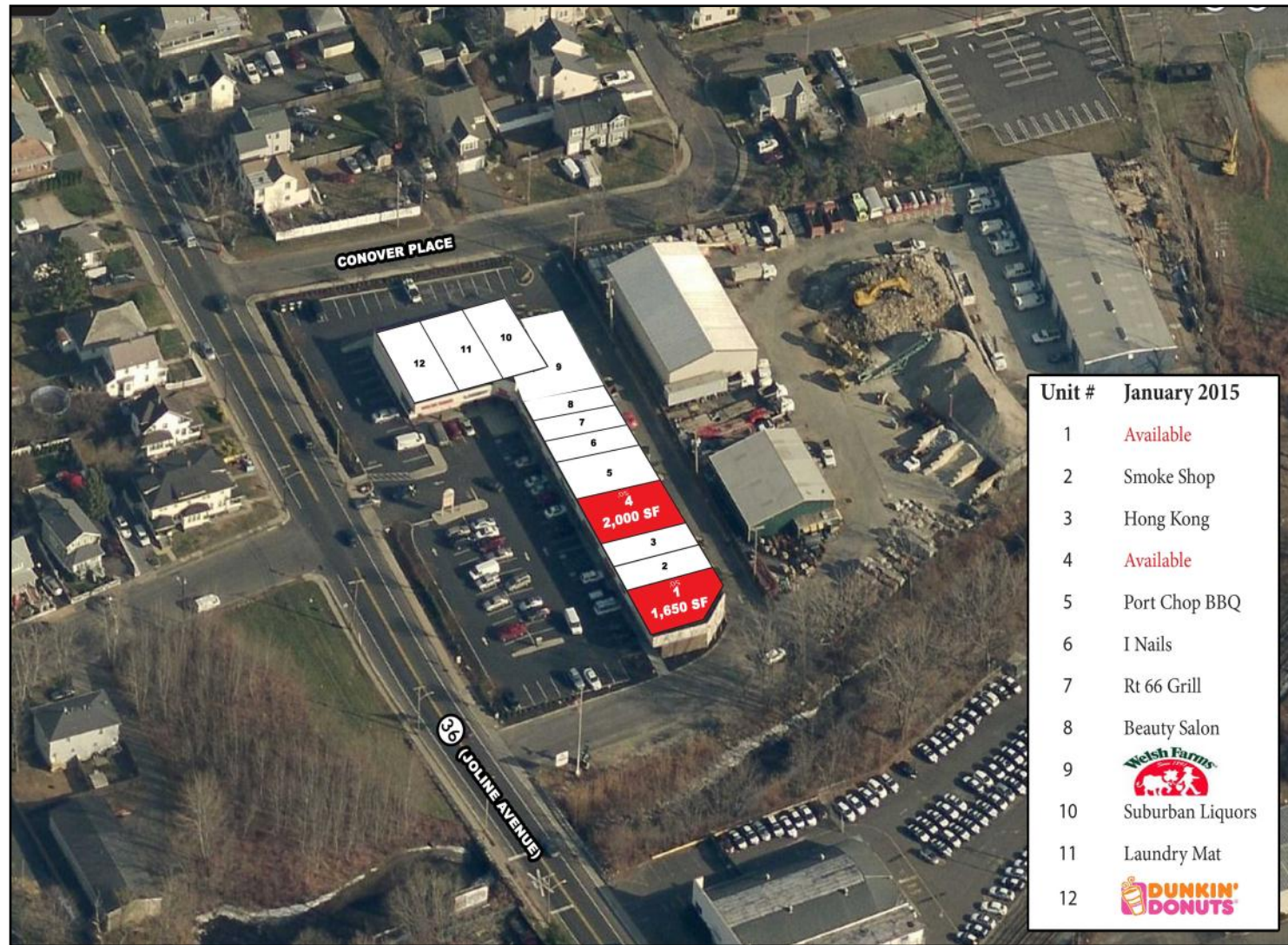


**492 JOLINE AVE, W LONG BRANCH, NEW JERSEY
STORES AVAILABLE**



SUBURBAN PLAZA
492 JOLINE AVE
WEST LONG BRANCH, NEW JERSEY

**STORES
AVAILABLE**



PROPERTY HIGHLIGHTS:

- 2,000 SF and 1,650 SF end cap available
- On the main thoroughfare (Route 36) connecting the Garden State Parkway to the popular New Jersey Shore
- Within 3/4 miles from Monmouth Park Racetrack and NJ Off Track Betting Center
- Surrounded by dense residential neighborhoods
- High visibility and easy access from Route 36

Available –1,650 SF end cap & 2,000 SF in-line
Parking - 88 spaces
Traffic Count - Route 36 = 22,000 cars per day

DEMOGRAPHICS 2014

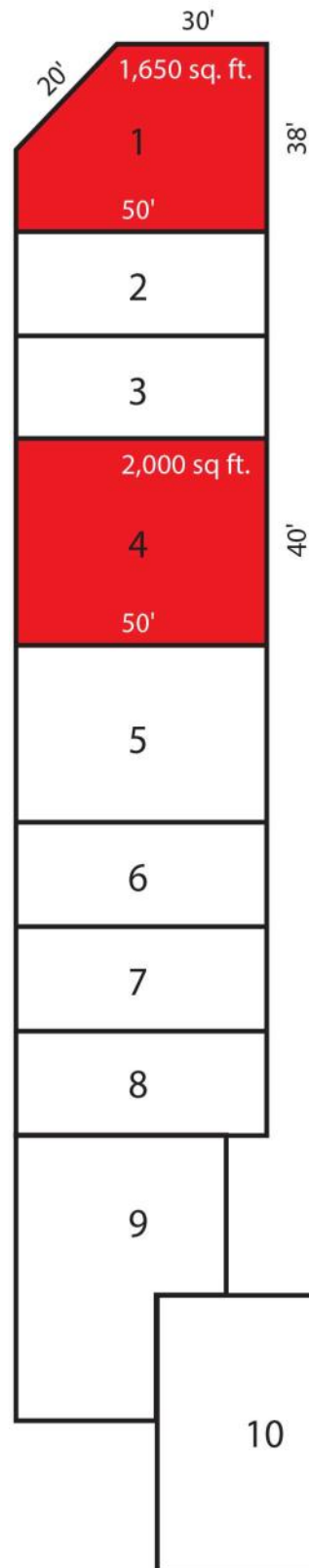
	1 mile	3 miles	5 miles
POPULATION	19,224	59,198	122,292
AVG. HOUSEHOLD INCOME	\$71,435	\$98,930	\$105,932
DAYTIME POPULATION	6,610	33,330	82,647

For more information please contact:

EXCLUSIVE BROKER
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Suburban Plaza

492 Joline Ave. (Rt. 36 East), Long Branch, NJ
 APPROXIMATELY 19,000 SF GLA



Unit #	January 2015
1	Available
2	Smoke Shop
3	Hong Kong
4	Available
5	Port Chop BBQ
6	I Nails
7	Rt 66 Grill
8	Beauty Salon
9	Welsh Farms
10	Suburban Liquors
11	Laundry Mat
12	Dunkin Donuts

www.rjbrunelli.com



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 UPDATED: 02/09/15 P://Flyers Active/West Long Branch—492 Joline Ave

