

RETAIL FOR LEASE

# Retail Space For Lease

631 Lake Avenue, Asbury Park, NJ 07712

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Lake Avenue level space available. Ideal for offices, gym, dance studio, yoga studio and other retail/office uses.

### PROPERTY HIGHLIGHTS

- Former yoga studio and office
- Fronting Lake Avenue, Downtown Asbury Park
- Ample street parking in front of space
- Great for fitness, spin and other retail
- Walking distance to train, beach, shops and apartments
- Property is also known as 646 Cookman Avenue
- Zoned Central Business District which permits retail, art gallery, theater, and professional offices
- Private outside patio
- 10' high ceilings
- Rental rate does not include utilities
- Owner is a licensed NJ Real Estate broker.

### LOCATION DESCRIPTION

Located in the Central Business District of Asbury Park, facing the lake. Easy access to Routes 71, 33, 35, 36, 18 and the Garden State Parkway.

### OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	3,500 SF
LOT SIZE:	0.23 Acres
BUILDING SIZE:	21,875 SF

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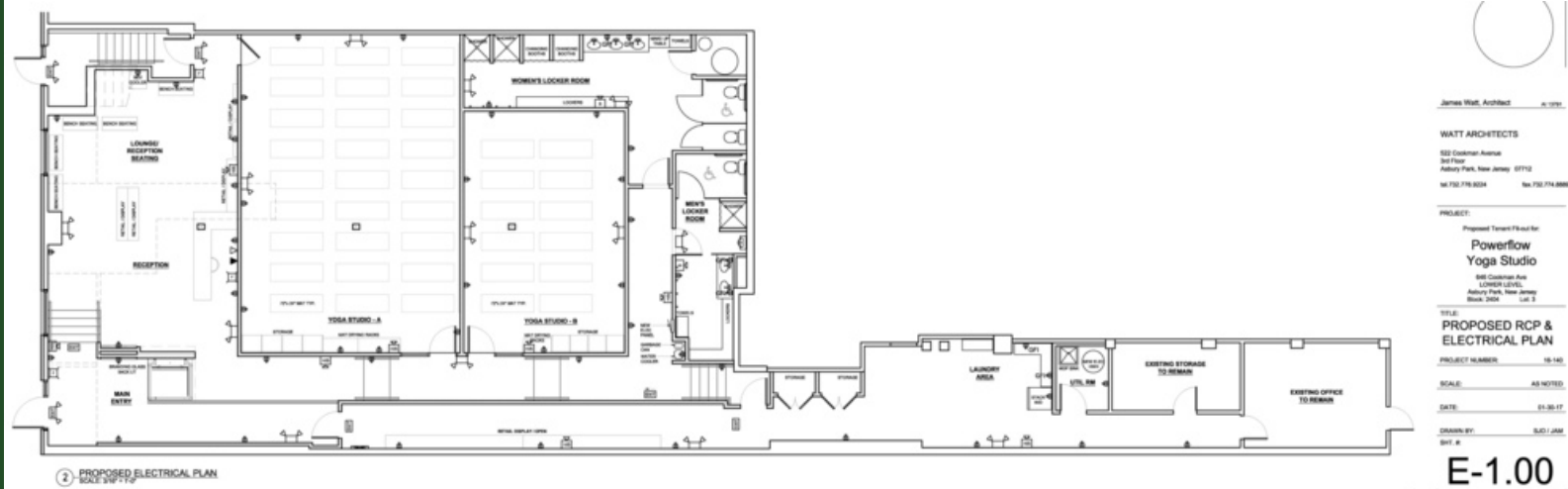
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## ADDITIONAL PHOTOS



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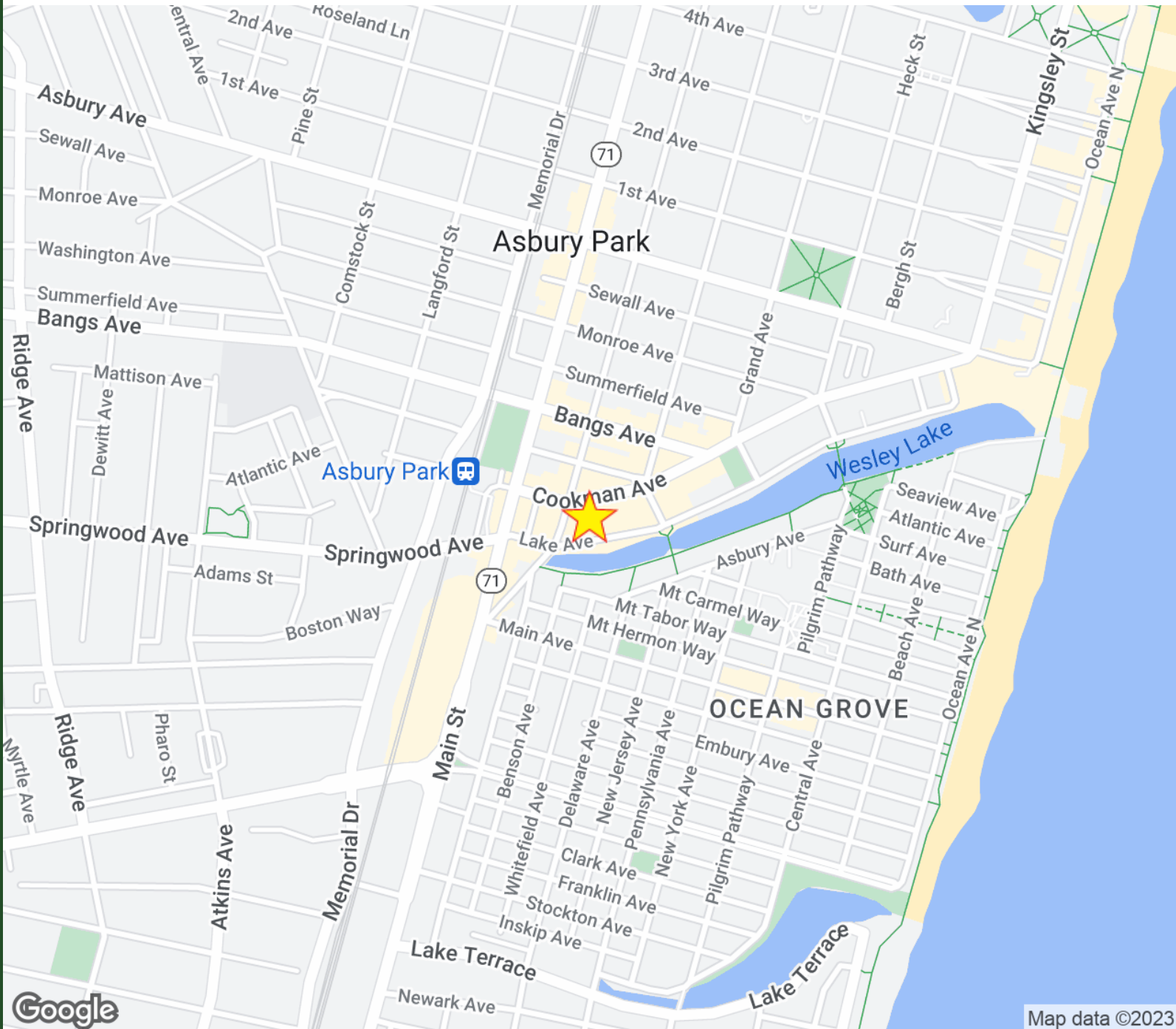
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## LOCATION MAP



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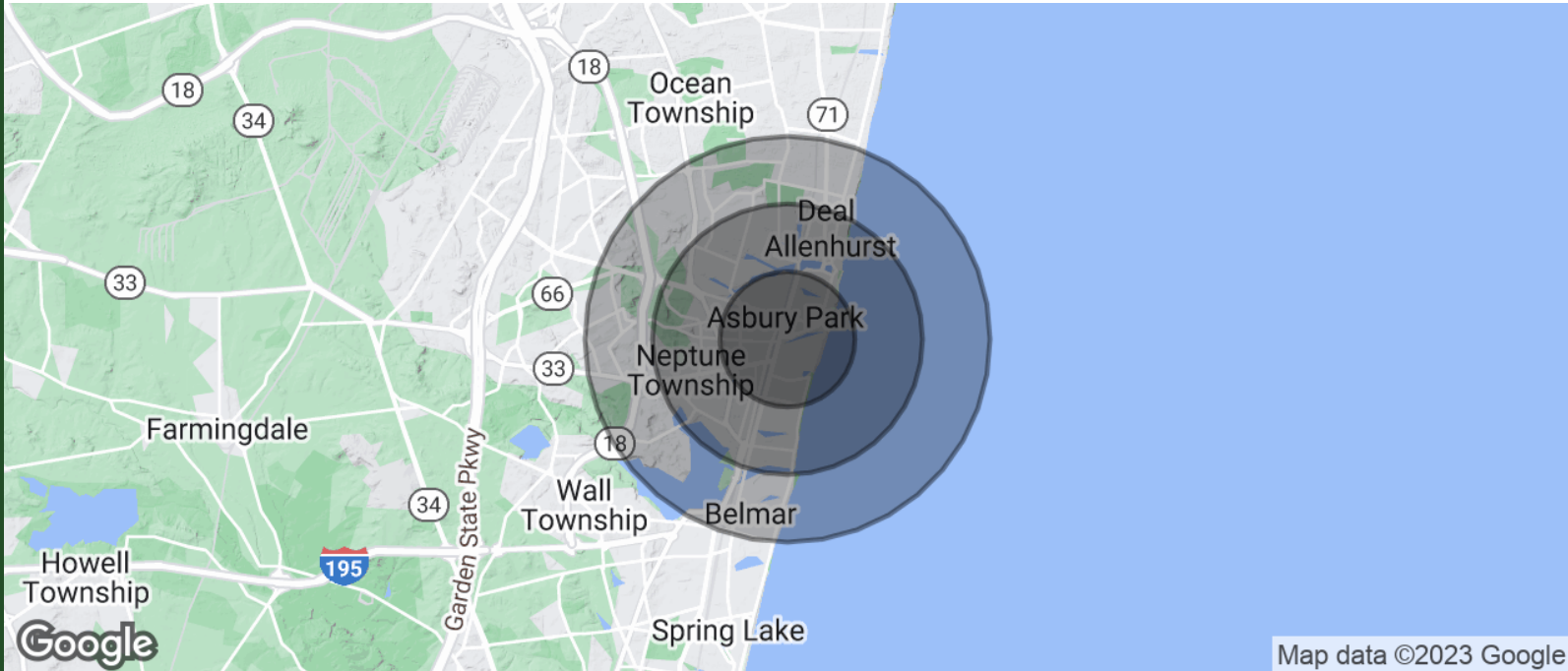
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	23,530	44,639	65,975
AVERAGE AGE	39.7	42.5	42.6
AVERAGE AGE (MALE)	36.9	40.2	40.8
AVERAGE AGE (FEMALE)	42.2	45.6	45.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	13,295	24,668	35,124
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$77,828	\$84,265	\$87,586
AVERAGE HOUSE VALUE	\$459,469	\$451,622	\$472,234

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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