



For Lease

**RIPCO**  
RETAIL LEASING

# 555 Warren Ave

Spring Lake Heights, NJ  
Monmouth County

±1,750 SF up to ±3,750 SF

Freestanding former bank building

Contact  
Exclusive  
Agents

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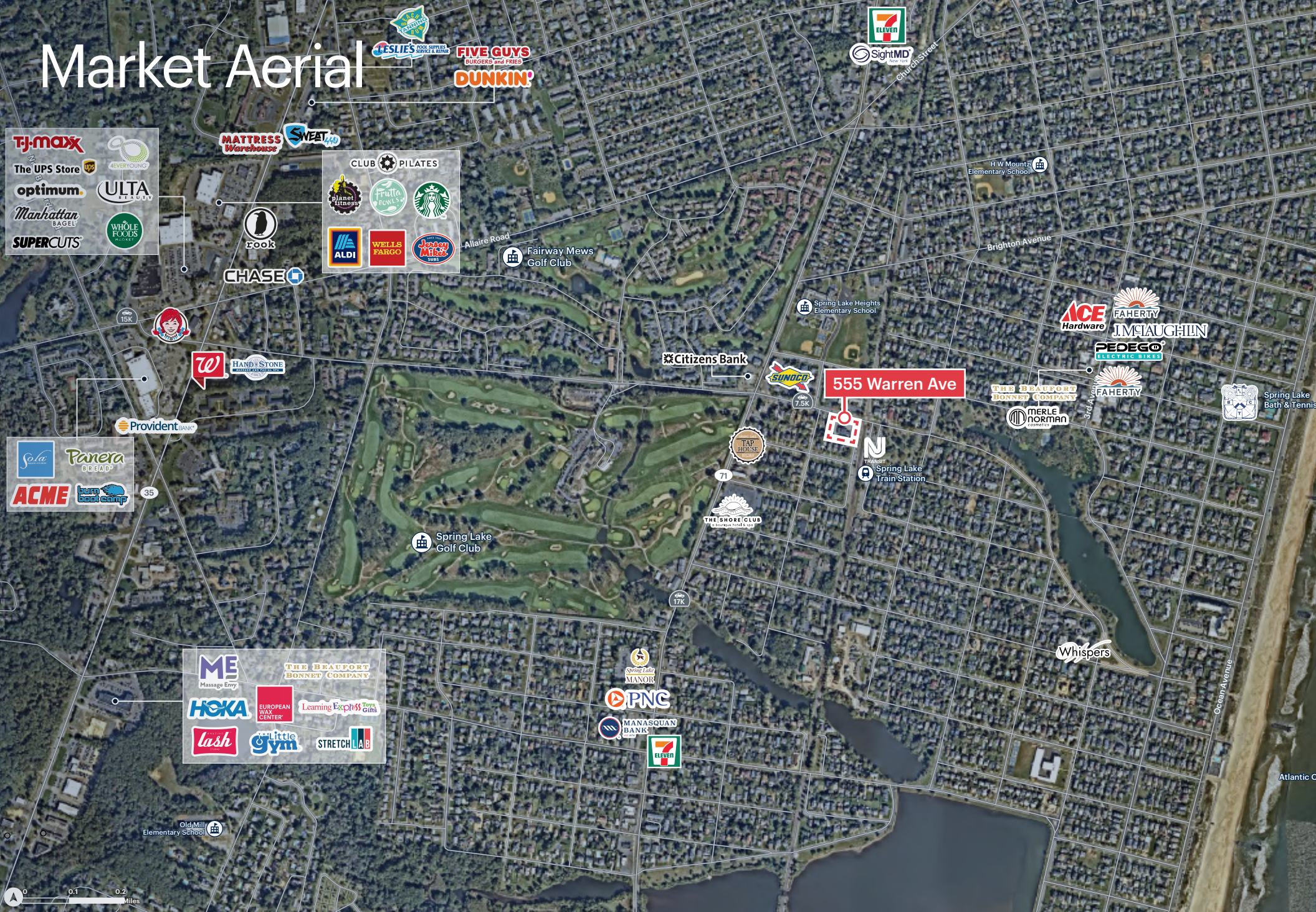
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# Space Details



<b>Access/Curb Cut</b>	Full access along Warren Avenue	
<b>Total Size</b>	Freestanding Building	±3,750 SF
<b>Availability</b>	±1,750 SF up to ±3,750 SF	
<b>Possession</b>	Immediate	
<b>Term</b>	Negotiable	
<b>Rent</b>	Upon request	
<b>Taxes</b>	\$25,260.00 (2025) or \$6.74 per square foot	
<b>Parking</b>	21 Spaces	
<b>Zoning</b>	MU-2 - Mixed Use 2  Permitted Uses Retail Restaurants Personal Services Professional Offices Essential Services	
<b>Neighbors</b>	Bogota Savings Bank, Egan's Spring Lake Liquors, Chateau Inn & Suites, Sunoco, Citizens Bank, Spring Lake Tap House, Spring Lake Golf Club	
<b>Comments</b>	Located across from the Spring Lake Heights NJ Transit Train Station  Trade Area boasts high income and education levels  Minutes from Route 35, Route 71 and the Garden State Parkway  Within close proximity to parks, schools, municipal buildings, and recreation areas  Less than 1 mile from the Atlantic Ocean and Spring Lake Boardwalk & Beaches	

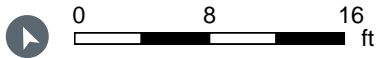
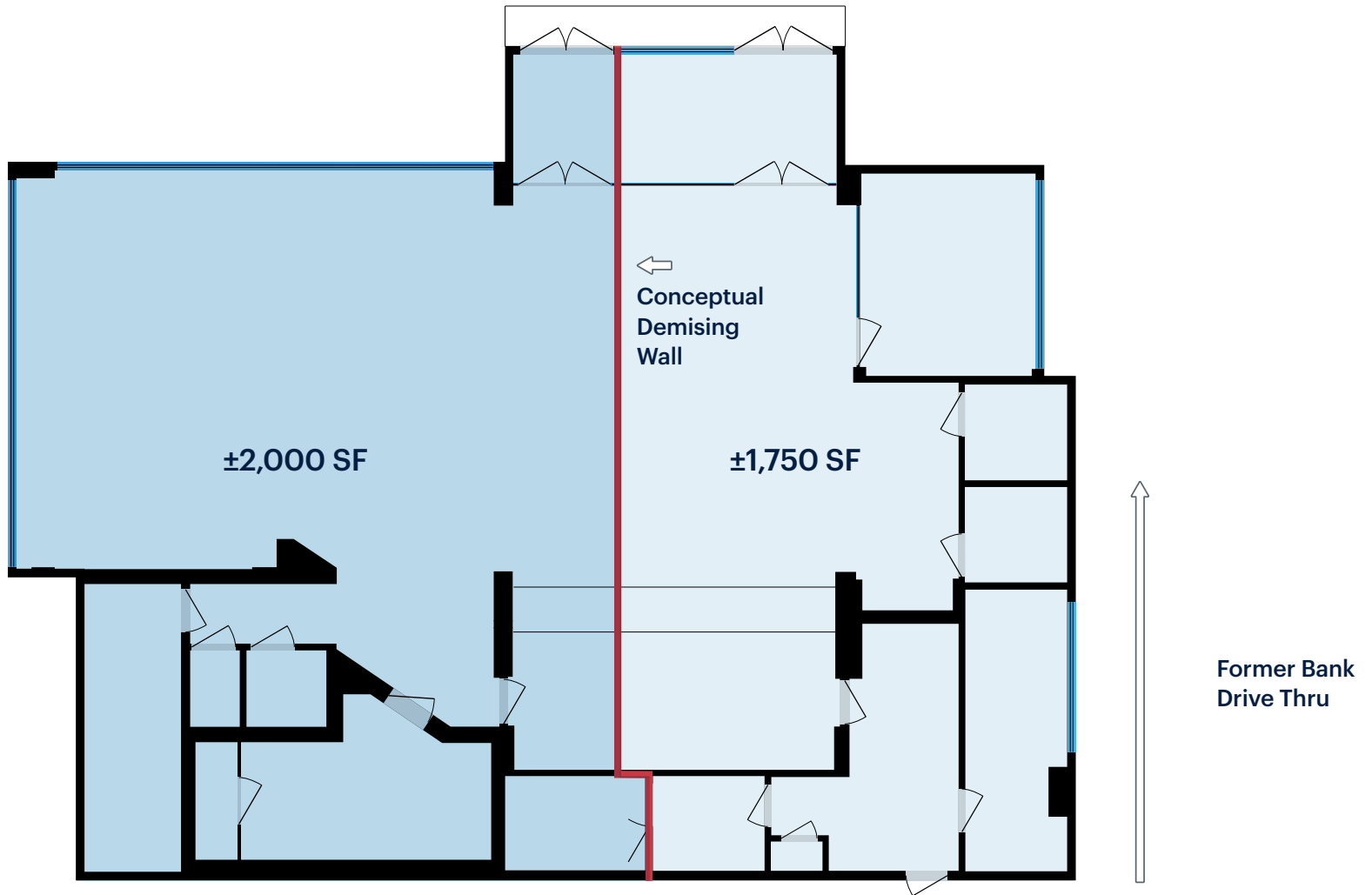
# Market Aerial



# Zoom Aerial



# Floor Plan & Conceptual Demising Plan



# Site Plan

Warren Avenue

6th Avenue



Railroad Avenue



Spring Lake  
Train Station



555 Warren Ave, Spring Lake Heights, NJ

# Area Demographics

2025 ESRI Summary Report

	1 mile	3 miles	5 miles
<b>Population</b>	8,403	45,369	110,259
<b>Total Households</b>	3,980	19,899	47,050
<b>Average Household Income</b>	\$169,700	\$179,622	\$159,606
<b>Median Household Income</b>	\$114,758	\$127,613	\$112,027
<b>% Population with Bachelors +</b>	63.5%	61.2%	53.3%
<b>Daytime Population</b>	7,906	43,449	106,645
<b>Total Daytime Employees</b>	3,689	22,625	54,700
<b>Total Businesses</b>	453	2,576	5,519