

701–703 Monroe Ave | Asbury Park, NJ

Development Opportunity | Monroe Corridor

Location Highlights

- Steps to Cookman Ave retail corridor
- Minutes to Asbury Park Boardwalk & waterfront
- Located in rapidly developing Monroe corridor
- Surrounded by approved + active multifamily projects

Opportunity

- Ideal for multifamily or mixed-use development
- One of the last emerging corridors near downtown
- Assemblage potential
- City-backed redevelopment momentum

Investment Thesis

- Buy ahead of next pricing wave
- Capture westward expansion growth
- Strong rental / condo demand
- Limited remaining development sites

Contact

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Asbury Park Development Pipeline (2026)

Waterfront Projects

LIDO Asbury Park – 112 luxury condos + retail (under construction)
Surfhouse – 206 apartments + 20 townhomes (delivered/leasing)
400 Lake (Toll Brothers) – Luxury townhomes
Baltic & Aegean – Condo developments

Downtown / CBD

Braverman Building – 126 units + retail (approved)
Transit Village – Planned mixed-use TOD

Monroe / Kingsley Corridor

700 Monroe – ~60 units (approved)
The Delta – ~45 units (pipeline)
Sunset Square – 28 units (under construction)
The Rhythm – 14 units (under construction)
Asbury Living – 100+ units (in review)

Investment Takeaways

- Multi-billion dollar redevelopment underway
- Waterfront driving pricing across city
- Monroe corridor emerging as key growth area
- Strong multifamily demand + limited supply