

# MERRILL LYNCH (INVESTMENT GRADE TENANT)

2504 NJ-35 | Manasquan (Wall Twp), NJ

Marcus & Millichap  
CAFIERO TEAM



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THROUGH THE EXCLUSIVE LISTING BROKER.

**MERRILL**   
A BANK OF AMERICA COMPANY

## OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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**Seth Goldberg**

Associate Director Investments

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# OFFERING HIGHLIGHTS

- **Sale Price** – \$4,864,000\*
- **100% Leased To Merrill Lynch** – Investment-Grade Wealth Management Tenant and Wholly Owned Subsidiary of Bank of America, One of the World's Largest Financial Institutions.
- **Premier Jersey Shore Location** – Situated in Affluent Manasquan, One of Monmouth County's Most Desirable Coastal Communities with Exceptional Demographics and Limited Commercial Development.
- **Highly Visible Property** – Prominent Location Along Route 35 with Approximately 25,800 Vehicles Per Day, Providing Outstanding Visibility and Accessibility.
- **High-quality Institutional Asset** – Approximately 12,000 SF (+3,000 SF Basement) Office Building Situated on 1.83 Acres With 68 Parking Spaces and an Excellent 5.7:1,000 SF Parking Ratio.
- **Strong Underlying Real Estate Fundamentals** – Large Land Parcel in a Supply-constrained Market Offers Long-term Value Preservation and Future Redevelopment Potential.
- **Surrounded By National Retailers** – Adjacent to Chase Bank, Wawa, McDonald's, Ace Hardware, and Numerous Established Retailers Serving the Surrounding Affluent Trade Area.
- **Excellent Regional Connectivity** – Convenient Access to Route 34, Garden State Parkway, Route 18, and Interstate 195, With Proximity to Both New York City and Philadelphia.

*\*Confidentiality Agreement required to view financial summary.  
Please contact listing agent for more details*



## DEMOGRAPHICS

| POPULATION              | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| 2024 Population         | 8,019     | 55,038    | 128,373   |
| 2029 Population (Proj.) | 8,061     | 55,562    | 129,148   |
| EMPLOYMENT              |           |           |           |
| Total Employees         | 5,656     | 20,929    | 38,982    |
| Total Establishments    | 736       | 3,383     | 6,548     |
| HOUSEHOLDS              |           |           |           |
| Number of Households    | 3,167     | 22,657    | 52,788    |
| Average HH Income       | \$187,466 | \$159,425 | \$148,114 |

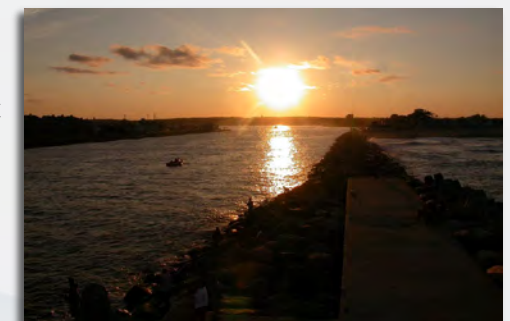
## MANASQUAN, NEW JERSEY

**Manasquan**, New Jersey is a highly desirable coastal borough located in southern Monmouth County along the Jersey Shore, approximately 50 miles south of New York City and 70 miles northeast of Philadelphia. Known for its picturesque beachfront, affluent residential neighborhoods, vibrant downtown district, and strong year-round community, Manasquan combines the character of a historic shore town with the amenities of a modern coastal destination. The borough benefits from direct access to the Atlantic Ocean, the Manasquan River, and the Manasquan Inlet, making it a premier location for boating, fishing, surfing, and other recreational activities.

Downtown Manasquan features a walkable mix of boutique retailers, restaurants, cafés, professional services, and local businesses that serve both residents and the significant seasonal tourist population. The borough is supported by strong demographics, high household incomes, and a well-educated population, contributing to a stable and attractive economic environment. Its strategic location along Route 35, proximity to the Garden State Parkway, and access to NJ Transit rail service provide convenient connectivity throughout New Jersey and the greater New York metropolitan area. The area's highly regarded schools, strong housing market, and limited supply of developable land continue to drive residential demand and property values. As one of the Jersey Shore's most established and prestigious communities, Manasquan attracts residents, visitors, and investors seeking a combination of coastal lifestyle, economic stability, and long-term growth potential.

Manasquan offers a stable and highly desirable office environment supported by the borough's affluent demographics, strong local economy, and strategic location within Monmouth County. The office market is primarily composed of professional and medical office space, including law firms, financial advisors, insurance agencies, healthcare providers, real estate companies, and other professional service users that benefit from the area's high-income residential base. Office properties are concentrated along Main Street, Route 35, and key commercial corridors, providing convenient access to surrounding communities throughout the Jersey Shore region. The market is characterized by limited new development, constrained land availability, and a predominance of smaller-scale office buildings, which help support occupancy levels and rental stability. Businesses are attracted to Manasquan's strong year-round population, seasonal tourism activity, and proximity to neighboring communities such as Wall Township, Brielle, Point Pleasant Beach, and Sea Girt.

Additionally, access to NJ Transit rail service, the Garden State Parkway, and major regional roadways enhances connectivity for both employees and clients. The borough's affluent consumer base, strong household incomes, and established business community continue to support demand for professional office space, making Manasquan a desirable location for office users seeking a prestigious Jersey Shore address with long-term market stability.



# PROPERTY DETAILS

## PROPERTY DESCRIPTION

|                      |                                 |
|----------------------|---------------------------------|
| Rentable Square Feet | 12,000 SF + 3,000 SF (Basement) |
| Parcel Size          | 1.83 AC                         |
| Zoning               | OP-2                            |
| Block                | 337                             |
| Lot                  | 33                              |
| Number of Stories    | 2 Stories                       |
| Parking              | 68 Spaces                       |
| Parking Ratio        | 5.7/ 1,000 SF                   |
| Traffic Count        | 25,800± Vehicles/ Day           |



**68**  
Spaces



**25,800± ADT**  
NJ-35



# TENANT OVERVIEW

**Merrill Lynch, Pierce, Fenner & Smith Incorporated** (“Merrill”), commonly known as **Merrill Lynch**, is one of the world’s most recognized wealth management and financial advisory firms and a wholly owned subsidiary of Bank of America Corporation.

Founded in 1914 and headquartered in New York, New York, Merrill has evolved into a premier global provider of investment advisory, wealth management, brokerage, retirement planning, financial planning, banking, trust, and institutional investment services. The firm serves a diverse client base including high-net-worth individuals, mass affluent investors, business owners, corporations, and institutional clients, leveraging the scale and capabilities of Bank of America’s global platform.

Merrill operates through a nationwide network of approximately 3,000–3,800 financial advisor teams and offices across the United States, delivering localized client service supported by centralized research, technology, and risk management infrastructure. As part of Bank of America’s Global Wealth & Investment Management division, Merrill benefits from the financial strength, diversified revenue base, and investment-grade credit profile of its parent company, which reports over \$100 billion in annual revenue and maintains credit ratings of A+ (S&P), Aa1 (Moody’s), and AA- (Fitch), while employing more than 200,000 professionals globally. Merrill’s predominantly fee-based business model, driven by assets under management and advisory relationships, provides stable and recurring revenue streams that are resilient across market cycles.

With its strong brand equity, extensive advisor network, and deep integration within one of the largest financial institutions in the world, Merrill Lynch is widely regarded as a premier institutional-grade tenant characterized by strong credit quality, operational scale, and long-term stability.



**NEW YORK CITY, NY**  
HEADQUARTERS

**1914**  
FOUNDED

**S&P: A+**  
CREDIT RATING

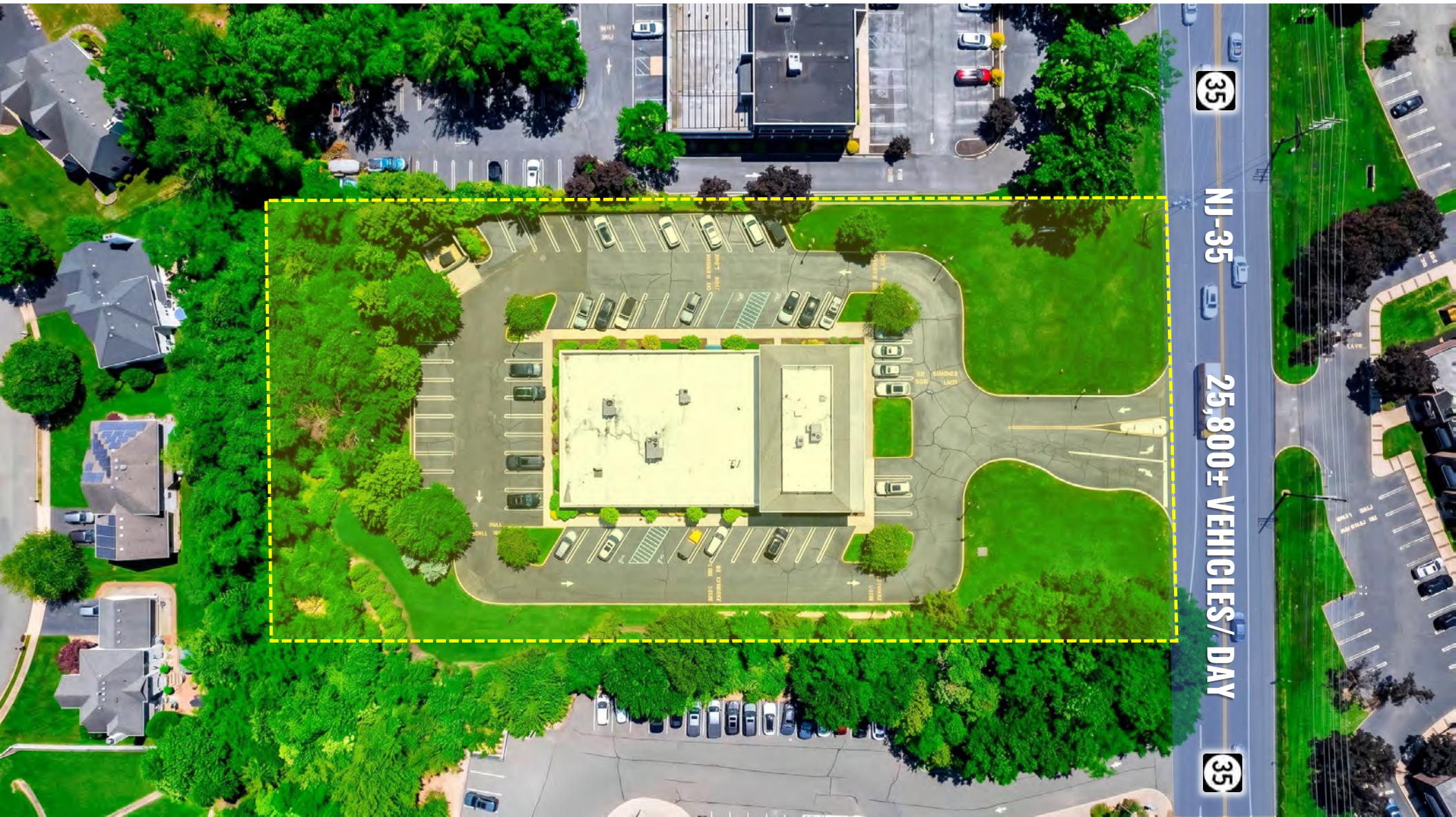
**BANK OF AMERICA**  
PARENT COMPANY

**NYSE: BAC**  
TRADED AS (PARENT)



# PROPERTY OUTLINE

Marcus & Millichap  
CAFIERO TEAM



# REGIONAL MAP

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CAFIERO TEAM

## PROXIMITY TO MAJOR ROADWAYS

|                      |           |
|----------------------|-----------|
| NJ Route 34          | 0.5 Miles |
| Garden State Parkway | 3.9 Miles |
| NJ Route 18          | 4.4 Miles |
| Interstate 195       | 4.8 Miles |

MORRISTOWN  
66± MILES

NEWARK  
52± MILES

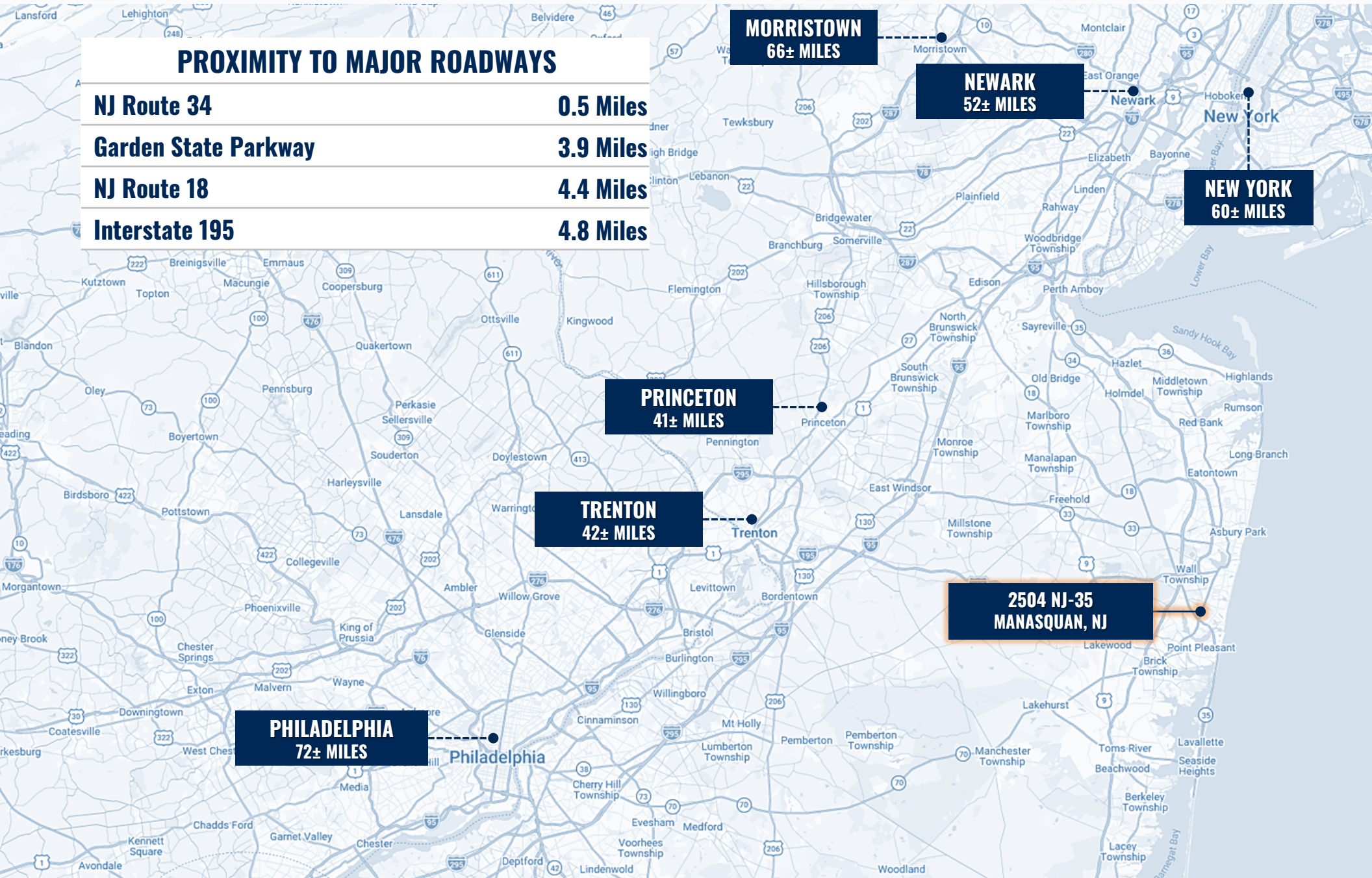
NEW YORK  
60± MILES

PRINCETON  
41± MILES

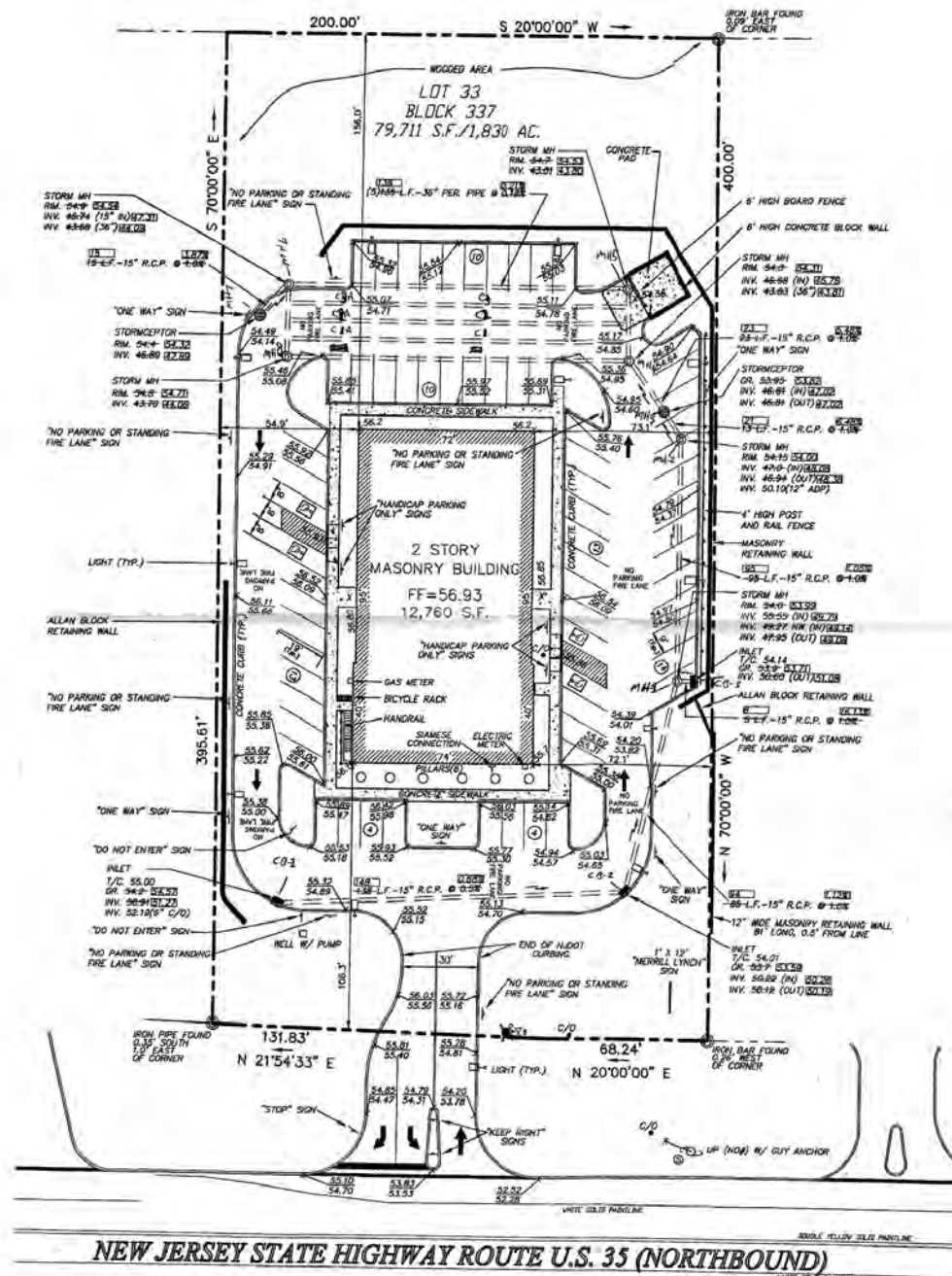
TRENTON  
42± MILES

2504 NJ-35  
MANASQUAN, NJ

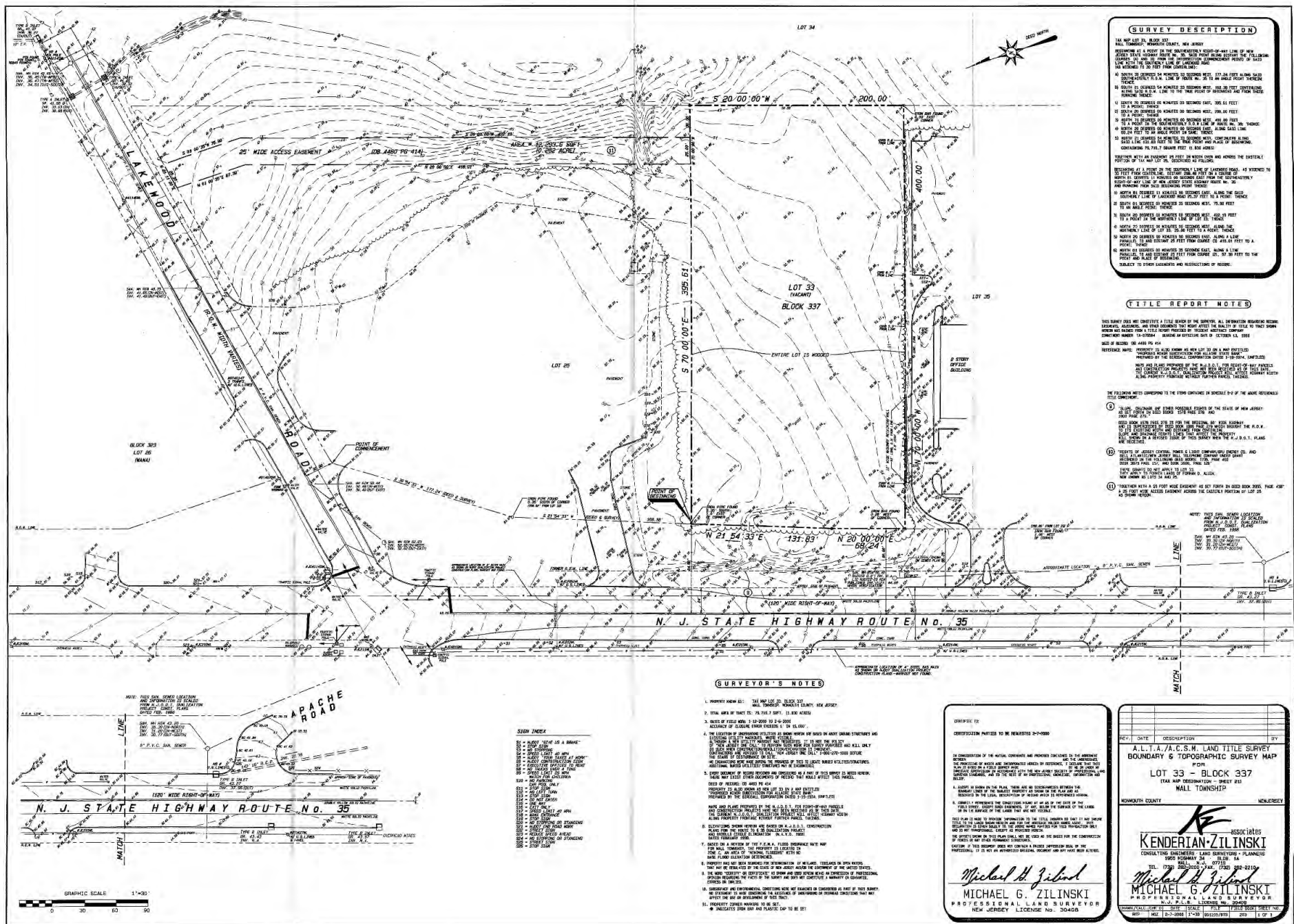
PHILADELPHIA  
72± MILES



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MERRILL  
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ONE WAY

Shirley  
Shorne  
McDonald  
SE

NO  
FREE

Wawa

CHASE

MERRILL  
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**ACE**  
Hardware

**Wawa**  
MCDONALDS

**MERRILL**  
A BANK OF AMERICA COMPANY

**CHASE**



**MERRILL**  
A BANK OF AMERICA COMPANY

**CHASE**

CHASE



MERRILL  
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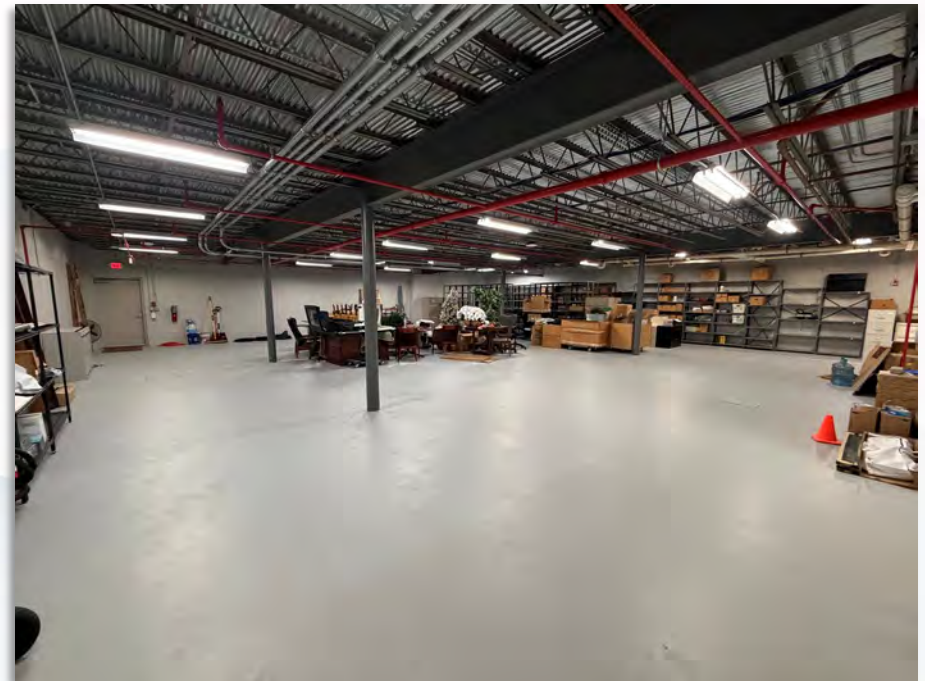
# INTERIOR IMAGES

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# LEASE COMPARABLES



|   | ADDRESS                                | BUILDING SF | LEASED SF | RENT/SF     | DATE      |
|---|----------------------------------------|-------------|-----------|-------------|-----------|
| 1 | 1971 NJ-34, Wall, NJ 07719             | 9,224       | 1,929     | \$28.50/MG  | 12/1/2025 |
| 2 | 15 NJ-35, Neptune, NJ 07753            | 15,700      | 15,700    | \$23.50/NNN | 12/1/2025 |
| 3 | 2153 NJ-35, Sea Girt, NJ 08750         | 14,528      | 1,200     | \$40.00/MG  | 11/1/2025 |
| 4 | 1420 Meeting House Rd, Wall, NJ 08750  | 6,000       | 2,000     | \$24.12/NNN | 9/1/2025  |
| 5 | 2317 NJ-34, Manasquan, NJ 08736        | 21,745      | 2,800     | \$19.00/NNN | 7/1/2025  |
| 6 | 2107 NJ-34, Wall, NJ 07719             | 19,500      | 3,160     | \$24.00/NNN | 3/1/2025  |
| 7 | 1973 NJ-34, Wall, NJ 07719             | 11,786      | 1,650     | \$27.00/MG  | 12/1/2024 |
| 8 | 2401 Atlantic Ave, Manasquan, NJ 08736 | 9,832       | 9,832     | \$20.50/NNN | Current   |
|   | AVERAGE                                | 13,539      | 4,784     | \$25.83     |           |

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